

MINUTES
BOARD OF BUILDING STANDARDS/
ARCHITECTURAL BOARD OF REVIEW/SIGN REVIEW BOARD
MAY 9, 2013
5:30 P.M. – Lakewood City Hall
Auditorium
(Audio Recording Available)

A. The Chairman called the meeting to order at 5:30 P.M.

1. **ROLL CALL**

MEMBERS PRESENT:

Bryan Evans
Michael Molinski, Chairman
Carl Orban, Vice Chairman
Cindy Stockman
John Waddell

OTHERS PRESENT:

Bryce Sylvester, Secretary, Planning & Development
Jeff Filler, Assistant Building Commissioner

2. Approve the minutes of the April 11, 2013.

A motion was made by Mr. Orban, seconded by Mr. Evans, to **APPROVE** the minutes of the April 11, 2013 meeting. All of the members voting yea, the motion passed.

3. Opening Remarks

The Chairman waived the reading of the Opening Remarks.

SUMMARY APPROVED

SIGN REVIEW

6. **Docket 04-26-13**

**15203 Detroit Avenue
The Mind Body Sanctuary**

- ☐ Approve
☐ Deny
☐ Defer

Catherine A. Drumm
The Mind Body Sanctuary
15203 Detroit Avenue
Lakewood, Ohio 44107

The applicant requests the review and approval of a projecting sign above the awnings on the front of the building for second floor tenant. This item was deferred from the meeting of April 11, 2013. (Page 8)

14. **Docket 05-33-13**

**13439 Detroit Avenue
Burmese Asian Market**

- ☐ Approve
☐ Deny
☐ Defer

Kyaw Swar Oo
Burmese Asian Market
13439 Detroit Avenue
Lakewood, Ohio 44107

The applicant requests the review and approval of new vinyl window sign for business; signage on green awning to be removed and replaced with green fabric. (Page 50)

ADD-ON

23. Docket 05-42-13

15527-33 Madison Avenue
Barrio Lakewood

- ☐ Approve
- ☐ Deny
- ☐ Defer

Tom Lencghan.
Tres Amigos LLC
1585 Greenleaf Circle
Westlake, Ohio 44145

The applicant requests the review and approval of a blade and awning sign. (Page 95)

A motion was made by Mr. Molinski, seconded by Mr. Orban to **APPROVE** the Summary Approved. All of the members voting yea, the motion passed.

Mr. Molinski reminded the public of anyone wanting to speak to state their name and addresses, and to print their name and sign the oath.

NEW BUSINESS

ARCHITECTURAL BOARD OF REVIEW

12. Docket 05-32-13

C 18828 Sloane Avenue
Clifton Pointe Phase 2 Townhouses

- ☐ Approve
- ☐ Deny
- ☐ Defer

Scott Dimit, Architect
dimitarchitects
14414 Detroit Avenue, Suite 306
Lakewood, Ohio 44107

The applicant requests the review and approval of architectural review for a new townhouse development. (Page 29)

Mr. Sylvester said the city had received a number of e-mails (made part of record) regarding the item; he handed copies of them to the Board members.

Andrew Brickman, Abode Living and developer of Clifton Pointe and Matt Sommer, Dimit Architects, were present to explain the request. Phase 1 of Clifton Pointe had proven to be successful with all 17 units sold and wanted to begin the architecturally sympathetic Phase 2. There would be five (5) units in Phase 2. Mr. Sylvester said the evening's hearing was for architectural review (design, site plans, building materials, and landscaping) and not for any variances. Mr. Brickman continued by reviewing the materials; the materials and color choices were identical to those used in Phase 1. Mr. Brickman said the proposed site plan was an improvement over what existed currently. The units would face the valley. Off-street parking for guests and a green space would be at the front point of the property. Mr. Sommer described the standing seam metal roof material. The pavilion would set on a dark grey colored smooth surfaced concrete slab, and the exterior perimeter would be more decorative. Using a landscaping architect, low maintenance ornamental natural grasses and native plants would be used. The north property's six foot (6') high fence would be constructed of cedar or IPE wood slats placed horizontally. Regarding the east property line, the existing greenery would be evaluated by an arborist followed by a landscape design utilizing low maintenance plantings.

The Board felt the design was nice and complimentary to the neighborhood. It was asked why the north elevation had no windows. Mr. Brickman said it would be very expensive; its exposure was to the train tracks and needed to be sound proofed. The Board wanted something to break the expanse of the wall. The pavilion design seemed to be an oddity compared to the rest of the development as it was not of the same period. The Board inquired about the height of the buildings, and asked if there were any opportunities to lower the building height. Mr. Brickman said the height was due to the nine foot (9') ceilings on the first floor (the joists allowed for ductwork and mechanicals between the floors), the main

living area was ten feet (10') high, and the master floor was nine feet (9') high; successful contemporary design required an open and clean look. The buildings were 32 feet high; the roof level cupola brought them to 43 feet high. There was flex space at the garage level for use as an office or additional bedroom.

Kevin Brown, 17908 Lake Road, handed a letter to the Board members regarding his concerns about the project (made part of record). He was not against the redevelopment but felt it was too large for the site and inappropriate to the area. It would have a negative impact on his property. Anything over 35 feet in height was too high.

James McPulin, W. Forest Road, agreed with Mr. Brown and felt it was not appropriate to the neighborhood or their quality of life.

Robert Thomas, 17907 Lake Road, was not opposed to building of housing, thought it was a good use of land, but was concerned with the height and scope of the structures.

Sarah Grotta, 18118 Clifton Road, was opposed to the high density property project. It would decrease her property value. She did not like the proposed roof tops as it would promote noise issues from parties on them. The project was not consistent with the area's architecture. She was concerned with safety issues on Sloane Subway. She felt it would not be an economic benefit to Lakewood as the residents would shop in other communities.

Randy Doi, 1322 Sloane Avenue, lived three houses from Phase 1. Because of the height of the buildings in Phase 1 and 2, a canyon effect was created. He was concerned for safety issues for the children and pedestrians who use Sloane Subway. He wanted to know about the fencing; would one be able to see through them or would they be solid? He was concerned about the access driveway into Phase 2 being too close to the intersection. He asked the Board to clearly examine the issues prior to granting approval.

David Loren, 17090 Lake Road, was concerned for the safety of his children and the increase in vehicular traffic. He asked if a traffic study was to be conducted.

Nancy Binder, 18171 Clifton Road, said the buildings would cause the sounds from the railroad cars to echo into the neighborhood, was concerned about the scale of the proposed project, the safety of the pedestrians on Sloane Subway, and water run-off.

John Forgetta, 18121 Clifton Road, voiced concerned about parking. He was not in favor of the architecture as it was not complimentary to the area and was too large and high for the surrounding structures. Regarding the landscaping, perhaps mature evergreen trees could be planted as a buffer between the properties. He was not in favor of the rezoning to an MBI as proposed at the Planning Commission meeting and referred back to City Council.

Solviita McMillan, 17904 Lake Road asked the Board to be diligent. She reiterated the concerns of the previous public comments and was not in favor of the project as proposed. She felt that public notices should have gone to all of the members of the Clifton Park Association. She felt they were going through the motions because the City wanted the project. She submitted 16 pages from the Realtor's Multiple Listing site (made part of record) showing the Phase 2 properties had a status of pending, title had not transferred.

Mr. Molinski closed public comment as there was no one else to speak on the matter.

Mr. Siley clarified that the project was not a done deal. This was its first meeting before architectural review; it had to go through a number of processes and reviews, including Board of Zoning Appeals and back to City Council for final review of the rezoning. The size of the project did not warrant a traffic study, but the City Engineer was cognizant of ODOT's standards and would ensure everything was done according to the law. City Council accepted the Planning Commission's

recommendation to rezone the Irish Cottage property from R2 to MH conditioned upon ABR and BZA's approvals and completion of the project. If the project were abandoned, the property would revert to R2. Maximum height in an R2 was 35 feet; there was no height limitation in an MH, but it was subject to setbacks. In this project, that equated to approximately an additional eight and one half feet (8.5').

The Board asked for responses to the questions and concerns of the public:

- Mr. Brickman said the three story units were within the allowable at 32 feet high before the addition of cupolas that would bring the total height to 41 feet, 2 inches.
- Mr. Brickman said the square footage of the roofs varied with each residence with the maximum roof being about 300 sq. ft. Mr. Pillar said about eight people might fit on one
- Mr. Brickman said that no sound study had been done to address the potential train sound echo; the end unit would be the only one facing the railroad tracks.
- Mr. Brickman was open to adding more landscaping materials to act as buffers.
- Mr. Sommer addressed the water runoff issue; there would be two rain gardens to manage and filter the water from the roof tops and the parking lots. Mr. Siley added there might be a need for an underground retention storage capacity under the parking area.
- Based on the calculations for parking spaces, Mr. Siley said that the project had nearly twice the number required. Regarding the potential overflow parking on Clifton Road, Mr. Siley responded that public parking was allowed on public streets.
- Mr. Brickman said lighting would be at the garages and soft, accent lighting onto the buildings similar to that of Phase 1.
- Mr. Brickman addressed the canyon effect onto Sloane Subway; he felt the development would create a dramatic effect and enhance the area.

The Board needed to see a fully detailed plan prior to approval; landscaping, lighting, etc. The Board felt the developer was heading into the right direction.

A motion was made by Mr. Molinski, seconded by Mr. Waddell, to DEFER the item until the June 13, 2013 meeting. All of the members voting yea, the motion passed.

OLD BUSINESS

ARCHITECTURAL BOARD OF REVIEW

4.	Docket 01-06-12	C	15314-15412 Detroit Avenue Lakewood Plaza
	() Approve		David Berkovitz, Representative
	() Deny		JRC G Lakewood, LLC
	() Defer		1585 Frederick Boulevard Akron, Ohio 44320

The applicant requests the review and approval of revisions to the exterior façade as approved at the January 12, 2012 meeting. This item was deferred from the meeting of April 11, 2013. (Page 6)

Daniel H. Margulies, 14900 Detroit Avenues, was present to explain the request for outdoor dining at Humble Wine Bar, a new tenant at Lakewood Plaza. The revisions included a patio, garage doors, and awning. The awning would extend 12 feet into the 18 foot patio. In addition to the developer's planters, three (3) five inch diameter (5") metal posts had been added to the front end of the awning for hanging plants; the powder coated finish was not high gloss, the scalloped, black-lined, black and white striped canopy would have the logo on either side (logo was being designed), there would be a few

unobtrusive lights in the awning, additional planters would match the developer's, the metal café chairs and tables would be dark grey or black, and the landscaping was planned for evergreens in the planters for the winter months.

Ian Andrews, Executive Director for LakewoodAlive, asked for the height of the railings. He was in support of the project, and said it would be a great location to view the happenings at the Lakewood Library. Mr. Margulies replied the rail was 36 inches high, and the planters were 26 inches high minus the plantings.

Mr. Molinski closed public comment as there was no one else to speak to the matter. Mr. Sylvester felt the applicant complied with the Board's recommendations from the April 13th meeting.

A motion was made by Mr. Molinski, seconded by Mr. Evans, to **APPROVE** the item as submitted. All of the members voting yea, the motion passed.

5. Docket 04-21-13	C	14018 Detroit Avenue Winking Lizard
<input type="checkbox"/> Approve		Jim Callan
<input type="checkbox"/> Deny		Winking Lizard
<input type="checkbox"/> Defer		25380 Miles Road Bedford Heights, Ohio 44146

The applicant requests the review and approval for the expansion of an existing outdoor dining facility at the SE corner of the building. This item was deferred from the meeting of April 11, 2013. (Page 7)

Jim Callan, applicant, was present to explain the request. He referred to the plans and photographs of other Winking Lizard patios regarding the fence, furniture, landscaping, lighting, etc.

The Board thought the plans were appropriate. Mr. Callan said there were plans to complete the first approved patio project (2010) in order to meet the conditions set forth by the Board.

Ian Andrews, Executive Director for LakewoodAlive, asked to see the plans. Ms. Stockman felt the furniture was not in stance with the fence and patio; it looked plastic and cheap. Mr. Callan responded the dark chocolate color composite materials were of high grade quality; the base was heavy duty plastic, and the table tops resembled stone. The Board did not like the light color of the table tops. Mr. Callan offered to provide sample materials. The Board wanted to see a dark, solid color on the canopy/sunshades/sunbrellas to compliment the building. Mr. Callan said the sunbrellas would be mounted and anchored into the building and posts.

Mr. Molinski closed public comment as there was no one else to speak to the matter. Mr. Sylvester said if the sunbrella changed in anyway, they would have to come before the Board again. He reminded the applicant the seating was to be 25% of the indoor seating capacity.

A motion was made by M. Molinski, seconded by Mr. Orban, to **APPROVE** with the following stipulations:

1. The column detail finish match that approved in Phase 1 of 2110,
2. Provide samples of the table tops and chairs for administrative approval, and
3. Provide samples of the solid color sunbrella material for administrative approval.

All of the members voting yea, the motion passed.

NEW BUSINESS

Items 8 and 20 are called together as they are the same property.

BOARD OF BUILDING STANDARDS

8. Docket 05-39-13 - B

16300 Detroit Avenue
Street Burger

- ☐ Approve
- ☐ Deny
- ☐ Defer

Ellen Benjamin
Signature Sign
1776 East 43rd Street
Cleveland, Ohio 44107 44103

The applicant requests a variance for more than one business sign the review and approval of a projecting sign, pursuant to pursuant to Section 1329.09(d)(4) – Supplementary Area and Location Standards. (Page 70)

SIGN REVIEW

20. Docket 05-39-13 - S

16300 Detroit Avenue
Street Burger

- ☐ Approve
- ☐ Deny
- ☐ Defer

Ellen Benjamin
Signature Sign
1776 East 43rd Street
Cleveland, Ohio 44107 44103

The applicant requests the review and approval of a projecting sign. (Page 70)

Izzy Schachner business owner and James Vacey, Signature Sign Co. were present to explain the requests. They planned to replace the awning with the same materials and framing; the logo would change. The Board asked if the sign panel would remain brown in color. Mr. Schachner said it would for the time being. The Board felt the existing gooseneck light would interfere with the internally lit projecting sign. They did not like the exposed exterior electrical conduit and suggested painting or removing it. Mr. Vacey said the projecting was illuminated on both sides, aluminum framed, poly carboned and attached to the building. The power was coming from the exposed conduit on the building.

The Board then opened discussion about item 9 (Docket 05-29-13).

After discussion about item 9, the Board asked for comments from the City. Mr. Sylvester said a variance was needed for the number of signs. Discussion ensued about the awning. The Board said the projecting sign and the awning signs would be visible at different times of the day (illuminated projecting sign at night and non-illuminated awning during the day). There would be no additional signage in the window; maybe a logo or yellow striping.

A motion was made by Mr. Molinski, seconded by Mr. Waddell, to **APPROVE Docket 05-39-13 – B and Docket 05-39-13 – S with the stipulation that the gooseneck lights and associated conduit and electrical are removed.** All of the members voting yea, the motion passed.

ARCHITECTURAL BOARD OF REVIEW

9. Docket 05-29-13

C 16300 Detroit Avenue
Jay-Lor IV dba strEat Burger

- ☐ Approve
- ☐ Deny
- ☐ Defer

Izzy Schachner
Jay-Lor IV, Inc.
16300 Detroit Avenue
Lakewood, Ohio 44107

The applicant requests the review and approval of an outdoor dining facility at the rear of the building. (Page 14)

David Robar, Architect and resident of Lakewood, was present to explain the request. The patio would be placed outside the unit. They could relocate the dumpster farther to the west or move it to their preferred north location along the existing fence. A new board-on-board enclosure would be built. The number seating was for more than allowed. The number of parking spots would be reduced. He would check with the church to see if they would allow for parking on their property. They proposed to have a black railing surrounding the patio, a new concrete pad might be poured for the patio, there would be a secured pass through window at the enclosed area ("Existing Retail A"), planters with evergreens might be placed along the fence, and light fixtures strung over the patio. A two family home was behind the fence, and the patio would be in line with the garage. The existing fence was not in the best condition, but the enclosure would be separate from it. The fence railing would be mounted to the ground. There was no fence along Westlake Avenue between the subject property and the public right-of-way. There was off-street parking on Westlake Avenue. Church parking would be available most days except for Sunday service and once a month for distribution of food by the Food Bank. The lighting would be strung from the building to the fence. The metal tables and chairs would be café style. Discussion ensued about placement of the dumpster and parking. The Board said the plans lacked details in landscaping, concrete patio, lighting, and etc.

The Chairman closed public comment as there was no one to speak on the matter. Mr. Sylvester said the sign package seemed to be complete, and the staff supported the project.

A motion was made by Mr. Molinski, seconded by Mr. Waddell, to DEFER the item until the meeting of June 13, 2013. All of the members voting yea, the motion passed.

10. Docket 05-30-13 C 14410-14412 Detroit Avenue
(former) Two Dads

<input type="checkbox"/> Approve	David Harala
<input type="checkbox"/> Deny	dha Architects
<input type="checkbox"/> Defer	7835 Oakhurst Circle
	Brecksville, Ohio 44141

The applicant requests the review and approval to demolish a garage and replace with a parking lot. (Page 21)

David Harala, applicant was present to explain the request. The garage on the rear property was six inches (6") from the west property line, was on the east property line, and 18 inches from the north property line. They wanted to demolish the garage and leave the 3-sided retaining wall (east, north and west) at a height of 32 inches, capped with a 4" split faced block (for a total height of 36"). Two storm drains in the garage would be relocated in the parking lot and connected to the sewers on Detroit Avenue. The driveway onto Detroit Avenue sloped about three and one half feet (3.5'), and sloped another three feet to the north. Lighting existed in the abutting north parking lot, and lighting on a deck provided enough light in the proposed lot. They were proposing nine (9) parking spaces; two (2) spaces for the second floor residents and seven (7) spaces for the first floor retail. The lower and first level decks would be replaced.

The Board asked for clarification about the retaining wall, drainage, parking and landscaping.

Jerry Echols, 14404 Detroit Avenue, agreed with the applicant's proposal but wanted a fence of greater height than the proposed 36 inches. The Board proposed adding material to the existing in order to acquire a height of six feet (6').

Mr. Molinski closed public comment as there was no one else to speak to the matter. Mr. Sylvester said the staff had no comments.

A motion was made by Mr. Molinski, seconded by Mr. Orban, to **APPROVE** with the stipulation the east wall is a minimum of six feet (6') high at the subject property grade. All of the members voting yea, the motion passed.

11. Docket 05-31-13

C 15500 Detroit Avenue
Taco Bell

- ☐ Approve
- ☐ Deny
- ☐ Defer

James Ptacek
Larsen Architects
12506 Edgewater Drive, Suite 10
Lakewood, Ohio 44107

The applicant requests the review and approval of exterior renovation and addition to front of building. (Page 24)

Dan Allen, 14539 Bayes Avenue and Jim Larsen, Larsen Architects were present to explain the request. The intent was to blend with the City's redevelopment. They wanted to upgrade the business, increase the size of the building in context to Detroit Avenue. They were trying to reflect the architecture of the neighborhood. Whole brick would be used in conjunction brick veneer; the brick would be lighter in color than the dark brick used at CVS Pharmacy. Porcelain tile would serve for the infill. Arches and projections provided enhancements to the key entry points. Beige awnings would blend with the structure and lend to a pedestrian scale and feel. The proposal included the appearance of public space with benches in front. Taco Bell corporation was willing to move the primary ground sign to the west in deference to Kauffman Park. He spoke of the green screen solution to achieve a green look at the bollards. He understood they needed to work on it further but were looking for direction from the Board.

The Board was appreciative of the ground sign being move from the entrance to Kauffman Park. The Board thought there was a bit too much concrete at the corner. Mr. Larsen responded they could expand the green area at the corner, and a landscape architect would be involved for maintenance purposes. The Board addressed the site plan. They appreciated the use of a brick lighter in color than CVS and suggested it being even lighter. The Board was concerned about the use of the large sized porcelain tile; Mr. Larsen said the purpose was to echo its use in other buildings in the area and would be happy to use whatever shape and size the Board wanted. It was then suggested the use of brick as an infill. The Board noted discrepancies between the windows under the awnings and wanted clarification.

Ian Andrews, Executive Director for LakewoodAlive, felt it was a significant improvement and supported the proposal. He appreciated their sensitivity to Kauffman Park. He wanted to know the size of the purple bell; most stores bells were huge, the size and color of the sign, and the cornices. Mr. Fillar reminded them the logo and signage were not before them at that time. Mr. Larsen said the cornices would be stone color. Mr. Fillar said the City needed to see the mechanicals.

Mr. Molinski closed public comment as there was no one else to speak to the matter. Mr. Sylvester wanted the Board's opinion of the trellis fence between the brick piers. The Board wanted to see a material sample. The Board wondered if the piers and fence were necessary or maybe to use something similar in a looser scale. This location was a transitional/gateway space; grass was used for landscaping to the east, and landscaping became more elaborate to the west. Discussion continued about possibly stamping the concrete.

A motion was made by Mr. Molinski, seconded by Mr. Waddell, to **DEFER** the item until the meeting of June 13, 2013. All of the members voting yea, the motion passed.

Items 12 and 16 are called together as they are the same property.

13. Docket 05-36-13 - A

C 15602-15610 Detroit Avenue
(Multiple Storefronts)

- ☐ Approve
- ☐ Deny
- ☐ Defer

Syl Gentiluomo
Ohio Awning & Manufacturing
2658 Scranton Avenue
Cleveland, Ohio 44118

The applicant requests the review and approval of awnings on building. (Page 43)

SIGN REVIEW

17. Docket 05-36-13 - S

15602-15610 Detroit Avenue
(Multiple Storefronts)

- ☐ Approve
- ☐ Deny
- ☐ Defer

Syl Gentiluomo
Ohio Awning & Manufacturing
2658 Scranton Avenue
Cleveland, Ohio 44118

The applicant requests the review and approval of business signs. (Page 43)

Syl Gentiluomo, applicant was present to explain the request. There would be six welded aluminum framed awnings; signage on the front of the awnings for two of the current businesses (Hair Shoppe and Puma Yoga). The scalloped edged, forest green awnings would have forest green braiding and toast color lettering. The hidden framing would not be finished.

The Chairman closed public comment as there was no one to speak on the matter. Mr. Sylvester sought verification the size was within the code and the letter color would be the same for all the businesses (current and future).

A motion was made by Mr. Molinski, seconded by Mr. Orban, to **APPROVED Docket 05-36-13 – A and Docket 05-36-13 – S with the stipulation that all the lettering on the awning match in color and size.** All of the members voting yea, the motion passed.

SIGN REVIEW

The applicant has requested to WITHDRAW Docket 05-35-13, 1520 West 117th Street, Dunkin' Donuts, from consideration.

16. Docket 05-35-13

1520 West 117th Street
Dunkin' Donuts

- ☐ Approve
- ☐ Deny
- ☐ Defer

Terry Helsel
Cicogna Electric & Sign Co.
4330 N. Bend Road
Ashtabula, Ohio 44004

The applicant requests the review and approval to raise the monument sign to an overall height of 10 feet by the addition of a one foot, five and half inch (1', 5 ½ ") portion of sign to include street address. (Page 62)

Mr. Sylvester stated the applicant asked for the application to be withdrawn from consideration based upon the Board's comments at the pre-review meeting. Mr. Sylvester assured the Board that a current letter of non-compliance was on record with the City.

18. Docket 05-37-13

14021 Madison Avenue
Everest Grocery LLC

- ☐ Approve
- ☐ Deny
- ☐ Defer

Tara Sharma
Everest Grocery LLC
293 Knoedler Road, #3
Pittsburgh, Pennsylvania 15236

The applicant requests the review and approval of a polymetal sign with vinyl lettering and graphics on existing sign panel above the storefront. (Page 66)

Tara Sharma, applicant was present to explain the request. The sign would not cover the entire space; any exposed grey area and outer striping of the sign panel would remain as is. The Board asked that the background grey area of the sign panel was painted white. The flat RD logo would be covered with the new sign.

The Chairman closed public comment as there was no one to speak on the matter. There was no comment from staff.

A motion was made by Mr. Molinski, seconded by Mr. Orban, to **APPROVE** the application as submitted. All of the members voting yea, the motion passed.

21. Docket 05-40-13

11900 Detroit Avenue
Value World

- ☐ Approve
- ☐ Deny
- ☐ Defer

George Dragon
Cicogna Electric + Sign Company
4330 N. Bend Road
Ashtabula, Ohio 44004

The applicant requests the review and approval of individual channel letters on building and monument sign at front drive. (Page 77)

Jerry Helsel, Cicogna Electric + Sign Company, was present to explain the request. The proposal was to remove the existing channel letters, paint the fascia (color was to be decided), and replace with new channel letters. At the pre-review meeting, the Board had asked to see the proposed lettering to scale; the proposed was much larger than the existing sign. The Board was disappointed with the font and lack of creativity. The proposed sign did not represent Lakewood's branding and image. The Board understood the corporate's needs and wants. The background of the fascia needed artistic thought and color change.

Mary Louise Madigan, Council, Ward IV, said the proposed refurbished fascia and signage looked unprofessionally designed. This was an opportunity for the business to partner with Virginia Marti School of Design and other neighboring businesses. The proposal was not appropriate to the east end of Lakewood and was too large.

Ian Andrews, Executive Director for LakewoodAlive, agreed with Ms. Madigan. Despite the corporate brand, the proposal needed to compliment the investment.

Mr. Molinski closed public comment as there was no one else to speak to the matter. Mr. Sylvester agreed there was a lack of design creativity, and the scale was wrong. He added the proposed monument sign was not permitted as it would be on public property and asked for comments from the Board about any proposed monument sign for the business. The Board

responded a monument sign could work if sized and placed appropriately. Mr. Helsel said the proposal for a monument sign had been removed from the current request; it might be revisited in the future.

A motion was made by Mr. Molinski, seconded by Mr. Orban, to DEFER the item until the meeting of June 13, 2013. All of the members voting yea, the motion passed.

22. Docket 05-41-13

13030 Madison Avenue
Grace Lutheran Church

- ☐ Approve
- ☐ Deny
- ☐ Defer

Rev. George R. Hansell, Jr.
Grace Lutheran Church
13030 Madison Avenue
Lakewood, Ohio 44107

The applicant requests the review and approval of a new LED monument sign; existing monument sign to be removed. (Page 82)

Rev. George R. Hansell, Jr., applicant and David Zabawski were present to explain the request. The desire was to modernize the signage and make it more visible to the public. The sign company based the design and size via satellite imagery of the property. The sign panels would face east and west at the east side of the church's entry walkway, would be eight feet (8') from the public right-of-way, and seven feet (7') from the church's entry walkway. He said no one read the monument sign in its current position. The Board commented there were regulations regarding LED signs, the proposed was too large, and the Board's requirement was for a masonry base. The Board felt the current monument was perfect and complimentary to the building and suggested an LED insert sign with the sign placed perpendicularly to its current position by rebuilding the masonry base and reusing the surrounding stone. There was discussion about power to the sign.

Mary Louise Madigan, Council, Ward IV, agreed with the Board's comments. It was important to maintain the proper image of Lakewood's east end and all its offerings.

Mr. Molinski closed public comment as there was no one else to speak to the matter. Mr. Sylvester said the staff had no comments.

A motion was made by Mr. Molinski, seconded by Mr. Orban, to DEFER the item until the meeting of June 13, 2013. All of the members voting yea, the motion passed.

Items 7 and 19 are called together as they are the same property.

BOARD OF BUILDING STANDARDS

7. Docket 05-38-13 - B

C 14203 Madison Avenue
Imagen That

- ☐ Approve
- ☐ Deny
- ☐ Defer

Alawy Alawi
Imagen That
14203 Madison Avenue
Lakewood, Ohio 44107

The applicant requests the review and approval of a variance for more than one business sign, pursuant to Sections 1329.09(d)(4) – Supplementary Area and Location Standards and 1329.12 – Application for Permits. (Page 9)

SIGN REVIEW

18. Docket 05-38-13 - S

14203 Madison Avenue
Imagen That

- ☐ Approve
☐ Deny
☐ Defer

Alawy Alawi
Imagen That
14203 Madison Avenue
Lakewood, Ohio 44107

The applicant requests the review and approval of building signage. (Page 9)

Neither the applicant nor representative was present. Mr. Sylvester said that staff had spoken with the applicant after the pre review meeting, and he recommended for the Board to defer.

A motion was made by Mr. Molinski, seconded by Mr. Orban, to DEFER the item until the meeting of June 13, 2013. All of the members voting yea, the motion passed.

SIGN REVIEW

15. Docket 05-34-13

1382 Arthur Avenue
Lakewood SDA Church

- ☐ Approve
☐ Deny
☐ Defer

Lakewood SDA Church
1382 Arthur Avenue
Lakewood, Ohio 44107

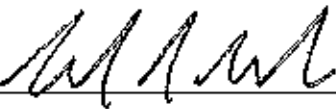
The applicant requests the review and approval of LED/video monument sign. (Page 54)

Neither the applicant nor representative was present. Mr. Sylvester said staff had conveyed the Board's concerns after the pre-review meeting and had received no communication from the applicant. He left it to the Board's decision to defer.

A motion was made by Mr. Molinski, seconded by Mr. Orban, to DEFER the item until the meeting of June 13, 2013. All of the members voting yea, the motion passed.

24. ADJOURN

A motion was made by Mr. Molinski, seconded by Mr. Evans, to ADJOURN the meeting at 9:45 p.m. All of the members voting yea, the motion passed.


Signature

6/13/2013
Date



Oath

I, the undersigned, hereby agree that the testimony I give at this proceeding will be the truth, the whole truth and nothing but the truth:

PRINT NAME:

SIGN NAME:

1. Andrew Brickman

Andrew Brickman

2. Matt Sommer

Matt Sommer

3. KEVIN BROWN

Kevin Brown

4. JAMES McPown

James McPown

5. ROBERT THOMAS

Robert Thomas

6. Sarah Gutter

Sarah Gutter

7. Randy Dor

Randy Dor

8. DAVID LOREN

David Loren

9. NANCY BINDER

Nancy Binder

10. John V. Forgetta

John V. Forgetta

11. SOLVITA McMillan

Solivia McMillan

Prepared by: The City of Lakewood Law Department, 12650 Detroit Ave., Lakewood, Ohio 44107

FOR CITY USE ONLY

Lakewood Administrative Procedure: ☒ ABR/BBS/Sign ☐ Citizens Advisory ☐ Civil Service ☐ Dangerous Dog
☐ Income Tax Appeals ☐ Loan Approval ☐ Nuisance Abatement Appeals ☐ Planning ☐ Zoning Appeals ☐ Other:

Date of Proceeding: Thursday, May 9, 2013



Oath

I, the undersigned, hereby agree that the testimony I give at this proceeding will be the truth, the whole truth and nothing but the truth:

PRINT NAME:

SIGN NAME:

1. DANIEL E. MARGOLIES
2. Jan Andrews
3. JIM GUTMAN
4. DAVID ROBAR
5. Ezra Schachner
6. STEVEN VACHNY
7. David Harala
8. Jerry Echols
9. DAN ALLEN
10. JOHN LARSEN
11. Eyle Shuch

Daniel E. Margolies
Jan Andrews
JIM GUTMAN
DAVID ROBAR
Ezra Schachner
STEVEN VACHNY
DAVID HARALA
Jerry Echols
DAN ALLEN
JOHN LARSEN
Eyle Shuch

Prepared by: The City of Lakewood Law Department, 12650 Detroit Ave., Lakewood, Ohio 44107

FOR CITY USE ONLY

Lakewood Administrative Procedure: ☒ ABR/BBS/Sign ☐ Citizens Advisory ☐ Civil Service ☐ Dangerous Dog
☐ Income Tax Appeals ☐ Loan Approval ☐ Nuisance Abatement Appeals ☐ Planning ☐ Zoning Appeals ☐ Other:

Date of Proceeding: Thursday, May 9, 2013



Oath

I, the undersigned, hereby agree that the testimony I give at this proceeding will be the truth, the whole truth and nothing but the truth:

PRINT NAME:

1. Tara Sharma
2. Terry Helzel
3. W. Madigan
4. Reverend R. Hansell, Jr.
5. DAVID ZABAWSKI
6. W. Madigan
7. _____
8. _____
9. _____
10. _____
11. _____

SIGN NAME:

1. [Signature]
2. [Signature]
3. _____
4. [Signature]
5. [Signature]
6. _____
7. _____
8. _____
9. _____
10. _____
11. _____

Prepared by: The City of Lakewood Law Department, 12650 Detroit Ave., Lakewood, Ohio 44107

FOR CITY USE ONLY

Lakewood Administrative Procedure: ☒ ABR/BBS/Sign ☐ Citizens Advisory ☐ Civil Service ☐ Dangerous Dog
☐ Income Tax Appeals ☐ Loan Approval ☐ Nuisance Abatement Appeals ☐ Planning ☐ Zoning Appeals ☐ Other:

Date of Proceeding: Thursday, May 9, 2013

[illegible]

Unitary architects

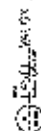
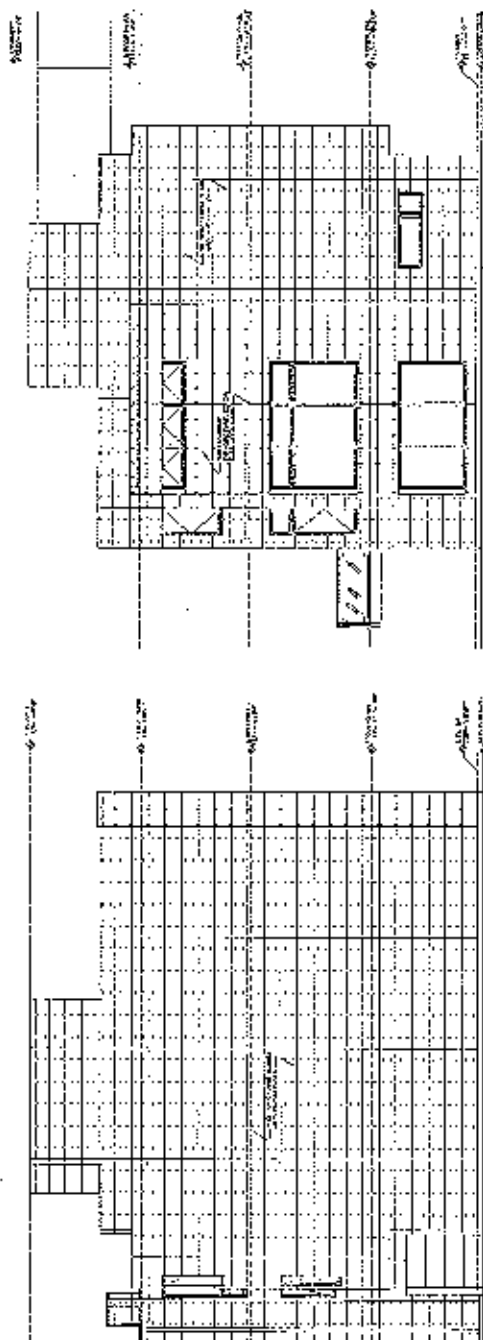
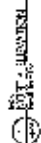
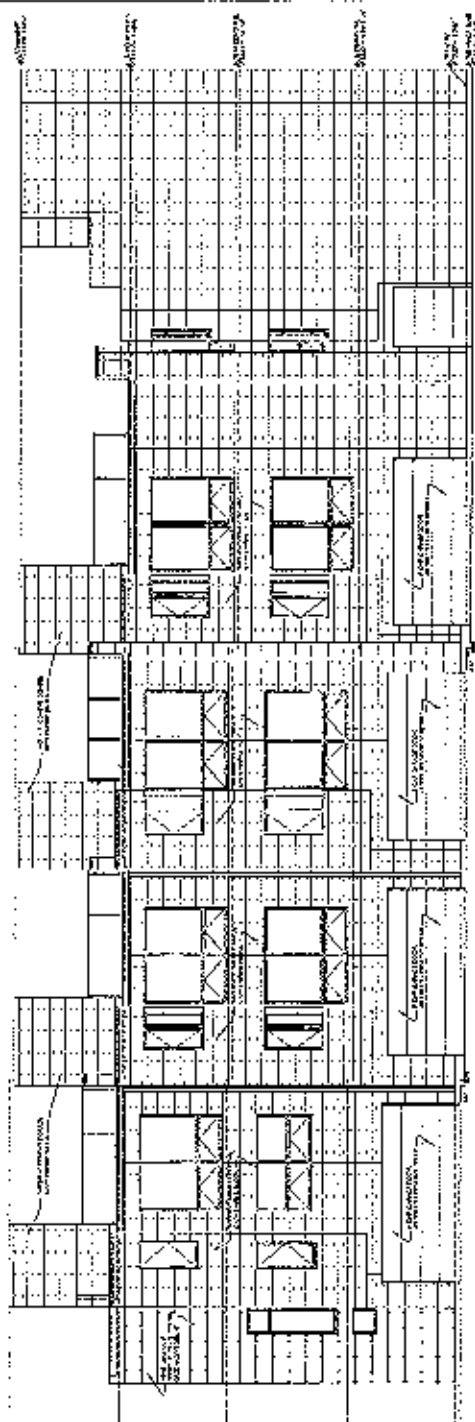
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Clifton Pointe
Townhouses
Phase II

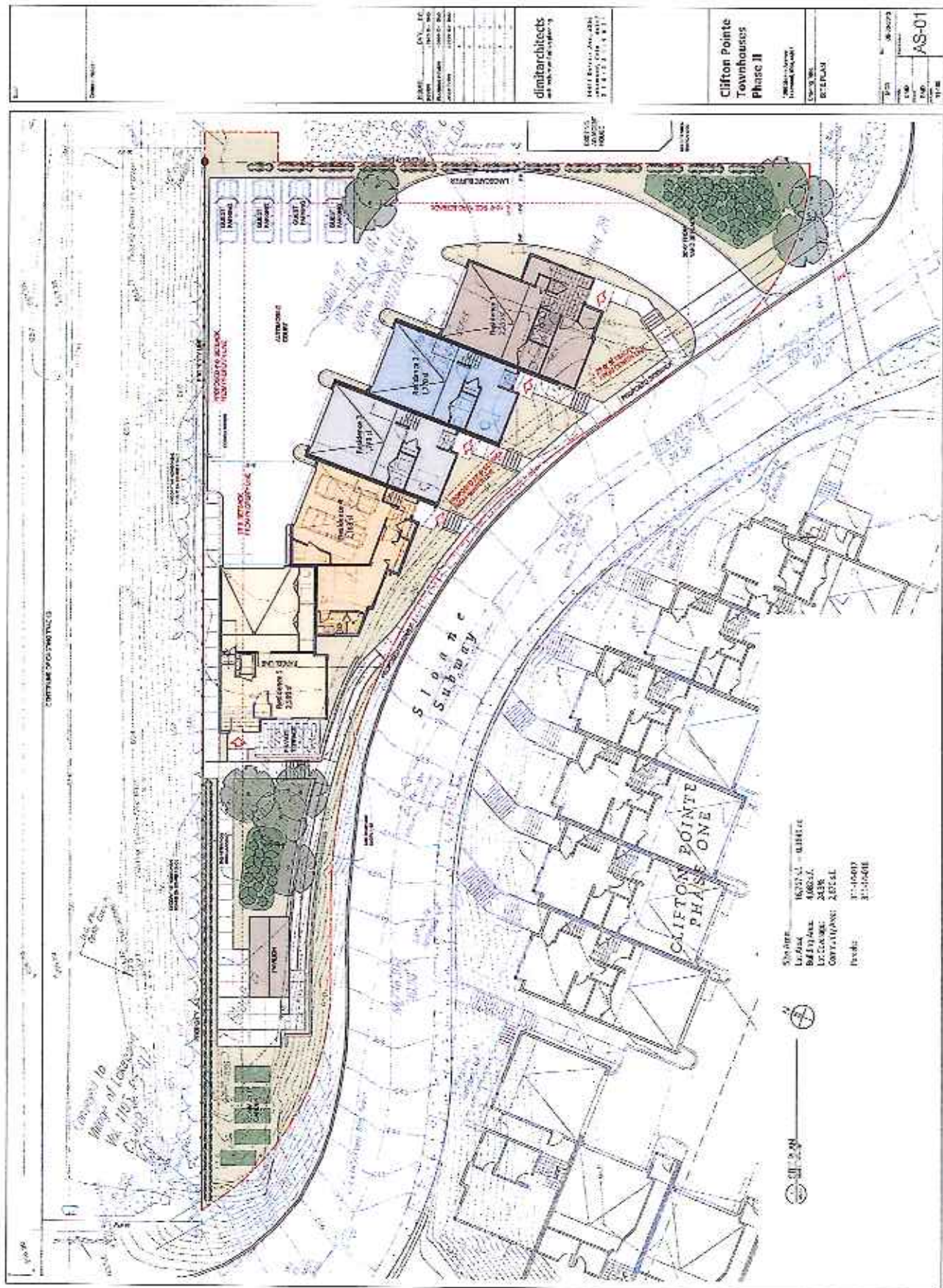
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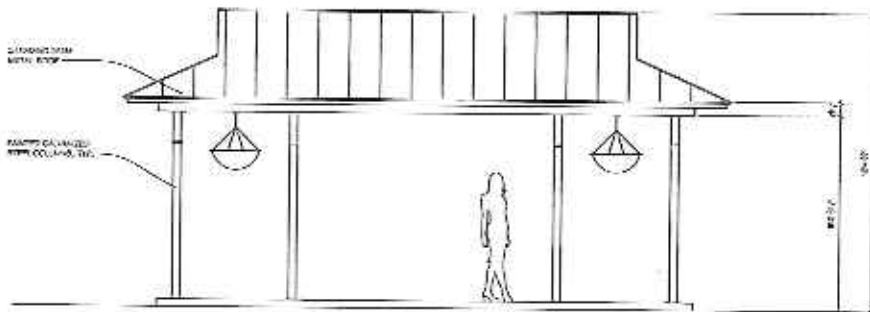
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Fig. 2

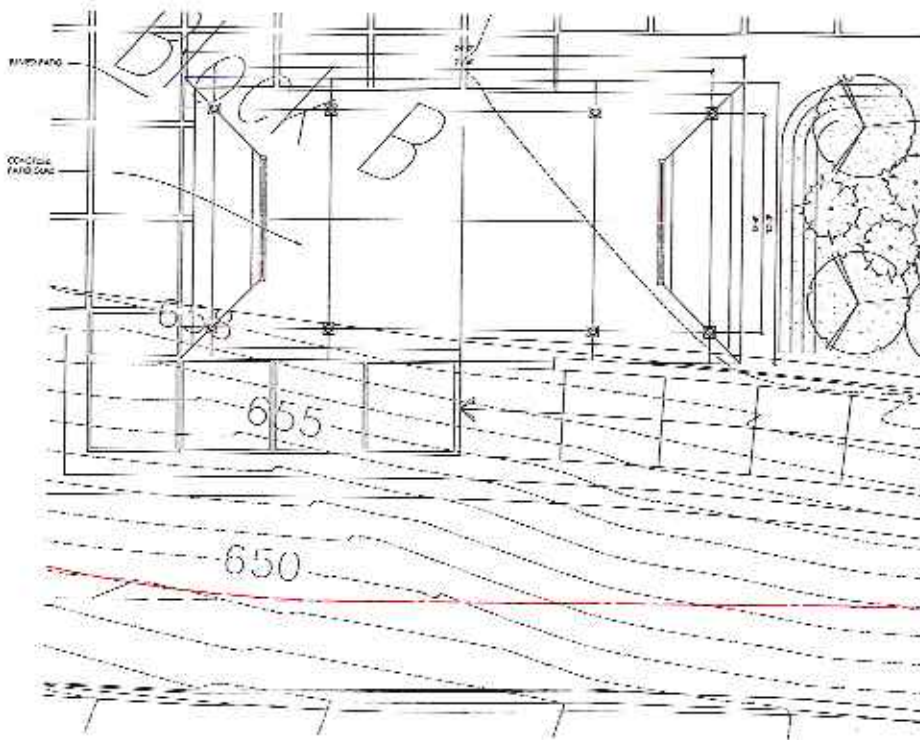


Conclusions





2 ELEVATION
AS-04



1 SITE PLAN
AS-04



Sheet

General Notes

ISSUES	DATE	BY
ISSUES	01/14/19	SMO
PROGRESS/REVISIONS	01/14/19	SMO
CONSTRUCTION	01/14/19	SMO

dimitarchitects
architecture and urban planning

11111 Davistown Ave., Suite 100
Lakewood, Ohio 44193
216-221-9021

Clifton Pointe Townhouses Phase II

11111 Davistown Avenue
Lakewood, Ohio 44193

Drawing Title:
PAVILION PLAN AND
ELEVATION

Client:	MCS	Date:	05/03/2018
Designer:	SMO	Project:	
Architect:	SMO	Sheet:	AS-04
Scale:	1/4"=1'-0"		

Drawn by

PROPERTY FENCE

Sheet No.

**Clifton Pointe
Townhouses
Phase II**

1425 South Avenue
Lakewood, OH 44107

11-105

MCS

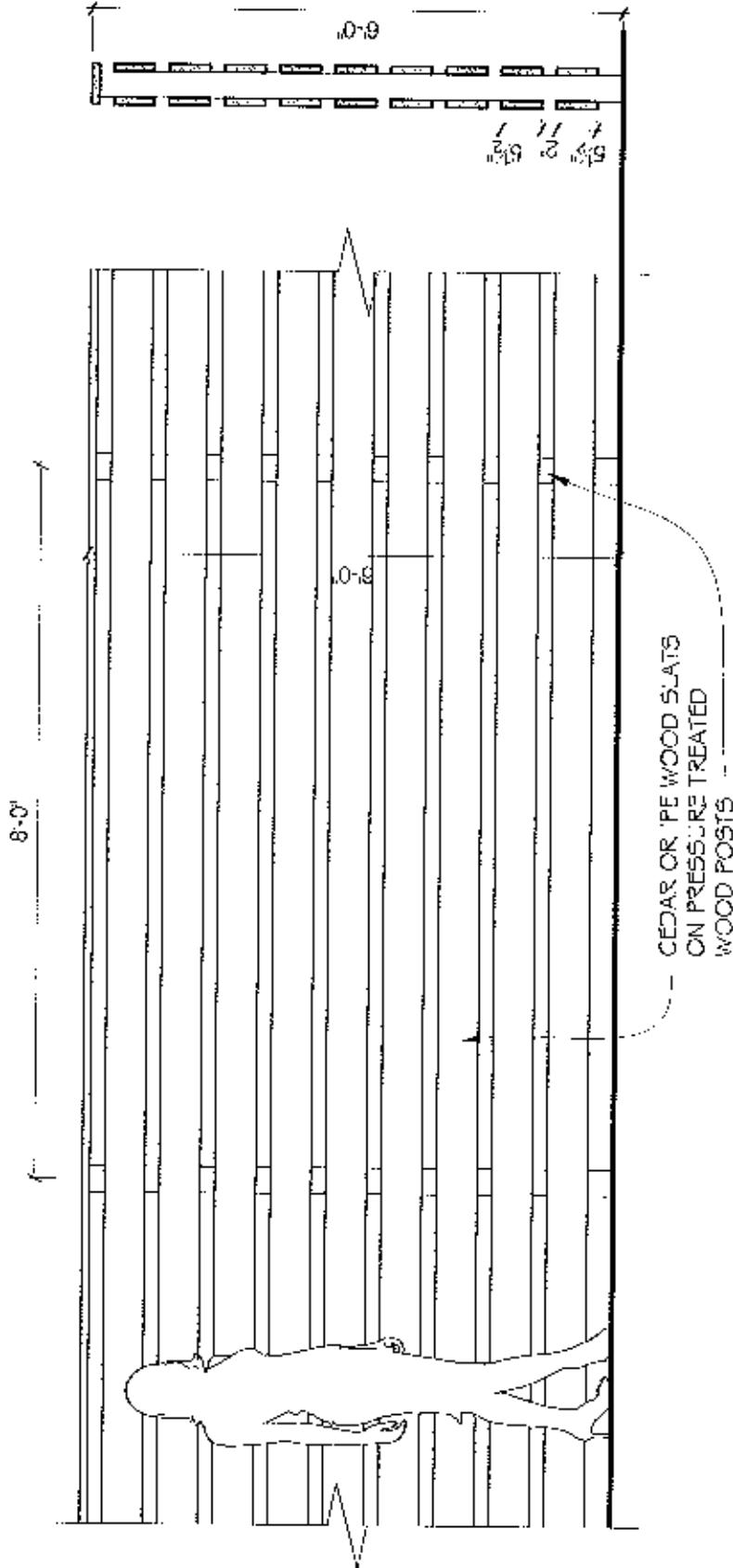
SMD

SMD

DATE 05/29/13
SMD
APR REVIEW

dimitarchitects
architectural and urban design

14414 Detroit Avenue
Suite 200
Cleveland, Ohio 44107
216-221-9021





Clifton Pointe Eco-Homes - Phase 2

Slacine Suburby - Lakewood, Ohio

Perspective From South East



Clifton Pointe Eco-Homes - Phase 2

Stoupe Suburby - Lakewood, Ohio

Perspective From South West

Abode
Modern Lifestyle Developers

dimitarchitects, llc
May 3, 2012



Clifton Pointe Eco-Homes - Phase 2

Slane Subway - Lakewood, Ohio

View from Clifton Park Before



Perspective - Looking North



Perspective - Looking East



Perspective - Looking South



Perspective - Looking West

Clifton Pointe Eco-Homes - Phase 2

Sloane Subway - Lakewood, Ohio

Existing Aerial Photos



Existing Photo - West End of Site



Existing Photo - From Clifton Park



Existing Photo - West end of Sloane Subway



Existing Photo - from Sloane Avenue

Clifton Pointe Eco-Homes - Phase 2

Sloane Subway - Lakewood, Ohio



View from Clifton Park After

Clifton Pointe Eco-Homes - Phase 2
Sloane Suburby - Lakewood, Ohio

Abode
Andrew J. Grogan, Landscape Architect

dimitarchitects, llc
March 16, 2023

Kevin & Amy Brown
17908 Lake Road
Lakewood, OH 44107

May 9, 2013

Michael Molinski, Chairman
Architectural Board of Review
Lakewood City Hall
12650 Detroit Avenue
Lakewood, OH 44107

RE: Docket Item 05-32-13, Proposed Redevelopment of 18828 Sloane Avenue

Dear Mr. Molinski:

We request the Architectural Board of Review (ABR) to reject the current proposal from dimitarchitects and Abode for the redevelopment of the former Irish Cottage site at 18828 Sloane Avenue. We own and reside at 17908 Lake Road directly north of the subject property and will be negatively impacted by the development as currently proposed.

We don't oppose the proposed use of the site as multifamily housing, as housing is the highest and best use of that site. New "high end" housing would be an improvement over the current vacant house and defunct commercial use that exists there now. However, we request the ABR to reject any proposal that exceeds 35' in height (allowed height under current zoning) and is closer than 20' to the rear property line.

No Sensitivity to Existing Context

Our greatest concerns with this proposal are the height, massing, and setback of these buildings. Sensitivity to the surrounding context must be addressed when transitioning from a high density multifamily district to a low density single family neighborhood. The homes of the surrounding neighborhood are all detached single- and two-family structures up to two stories with a partially finished third floor/attic. The proposed 140' long 44' tall structure gives no consideration to the neighboring homes and is not an appropriate architectural solution for this site.

Tower over Existing Neighbors

The proposed townhouses will tower over their existing neighbors. Attached is a scaled comparison of our house to the proposed units. At 43'-2", the proposed townhouses will be 60% taller than our house, which is 27' tall. The fourth floor outdoor patios of the proposed units are shown at approximately 33' above grade, which is higher than our roof! This proposal is clearly not appropriate for this location. Again, we request the ABR to not approve any proposal that exceeds the current zoning height limit of 35'.

Misleading Site Section

The site section included with Docket Item 05-32-13 does not illustrate the true impact on our property. The proposed townhouses are sited askew to the existing homes on Sloane Avenue and Lake Road. As illustrated on the attached site plan, the submitted section is drawn perpendicular to the proposed structure not Sloane Avenue or the railroad right of way. The submitted section exaggerates the distance from the proposed townhouses to the northern leg of Sloane Subway and our property. The true distance between our property and the proposed townhouses is two thirds of what's shown in the submitted site section.

Kevin & Amy Brown
17908 Lake Road
Lakewood, OH 44107

Direct Impact on our Property

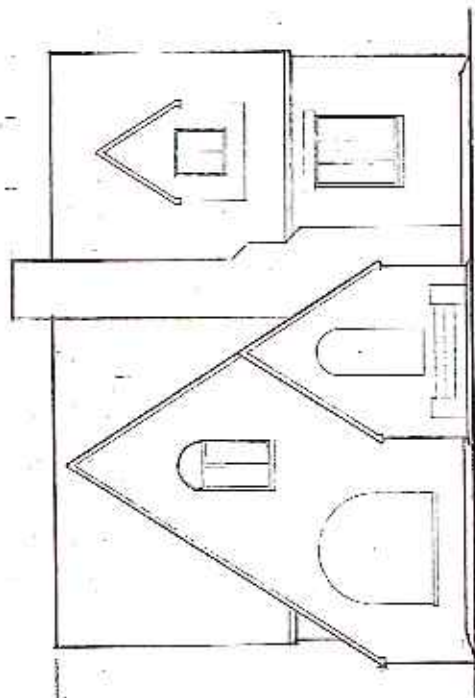
The imposing height of the proposed townhouses with their fourth floor outdoor patios will negatively impact the private use and enjoyment of our property. Attached is the current view from our kitchen window taken from the deck on south side of our home. Highlighted in the photo is the 12' former greenhouse building currently on the Irish Cottage site. The following attachment is what this view would look like if the townhouse development is approved as proposed. The visual privacy of our property will be open to invasion by occupants of the fourth floor outdoor patio. We request the ABR to deny this proposed negative impact on our property.

We do not believe that this development is appropriate for this site as currently proposed. We request the members of the ABR to reject this current proposal and direct Abode to develop a proposal that responds to the issues discussed herein.

A contextually sensitive and appropriate plan must be developed to preserve the character and integrity of Clifton Park and our Sloane Avenue neighbors. We believe this body will not merely review and consider this proposal as a single object, but will consider this proposal in the context of the surrounding neighborhood.

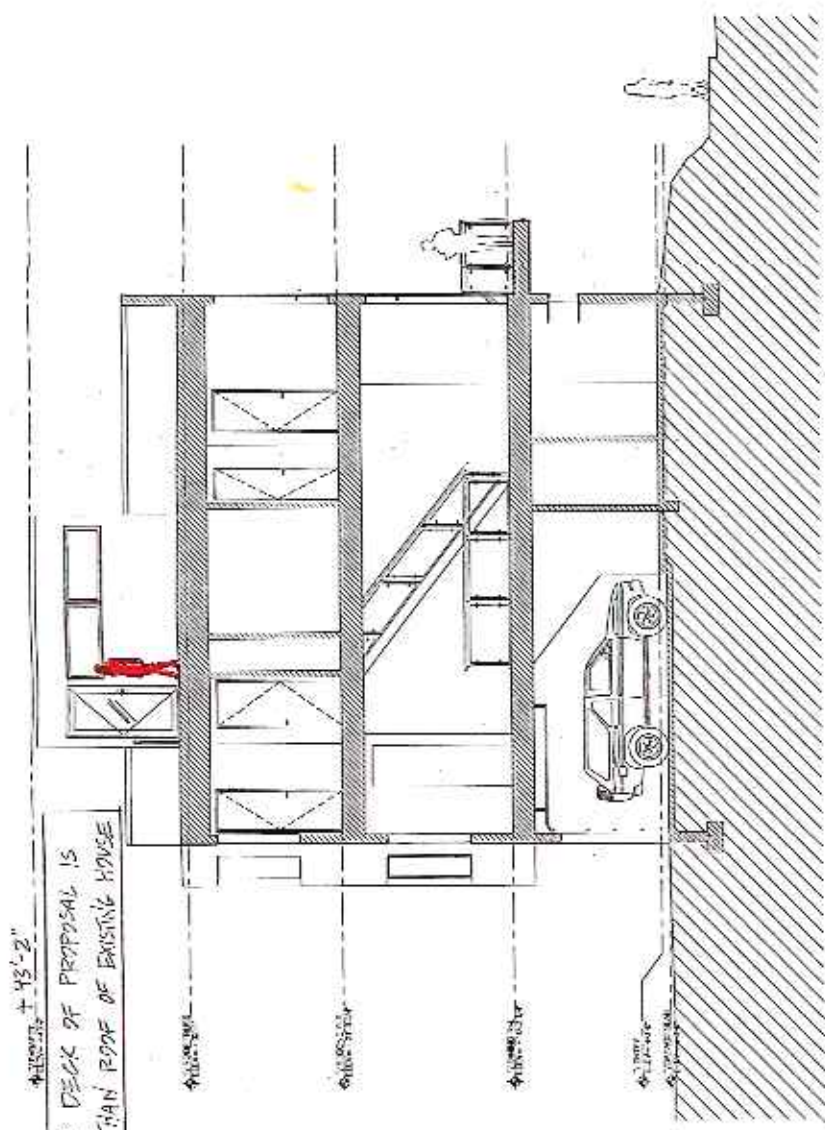
Sincerely,
Kevin & Amy Brown

cc: Dru Siley, Director of Planning & Development
Connie Mansell, President, Clifton Beach Improvement Association



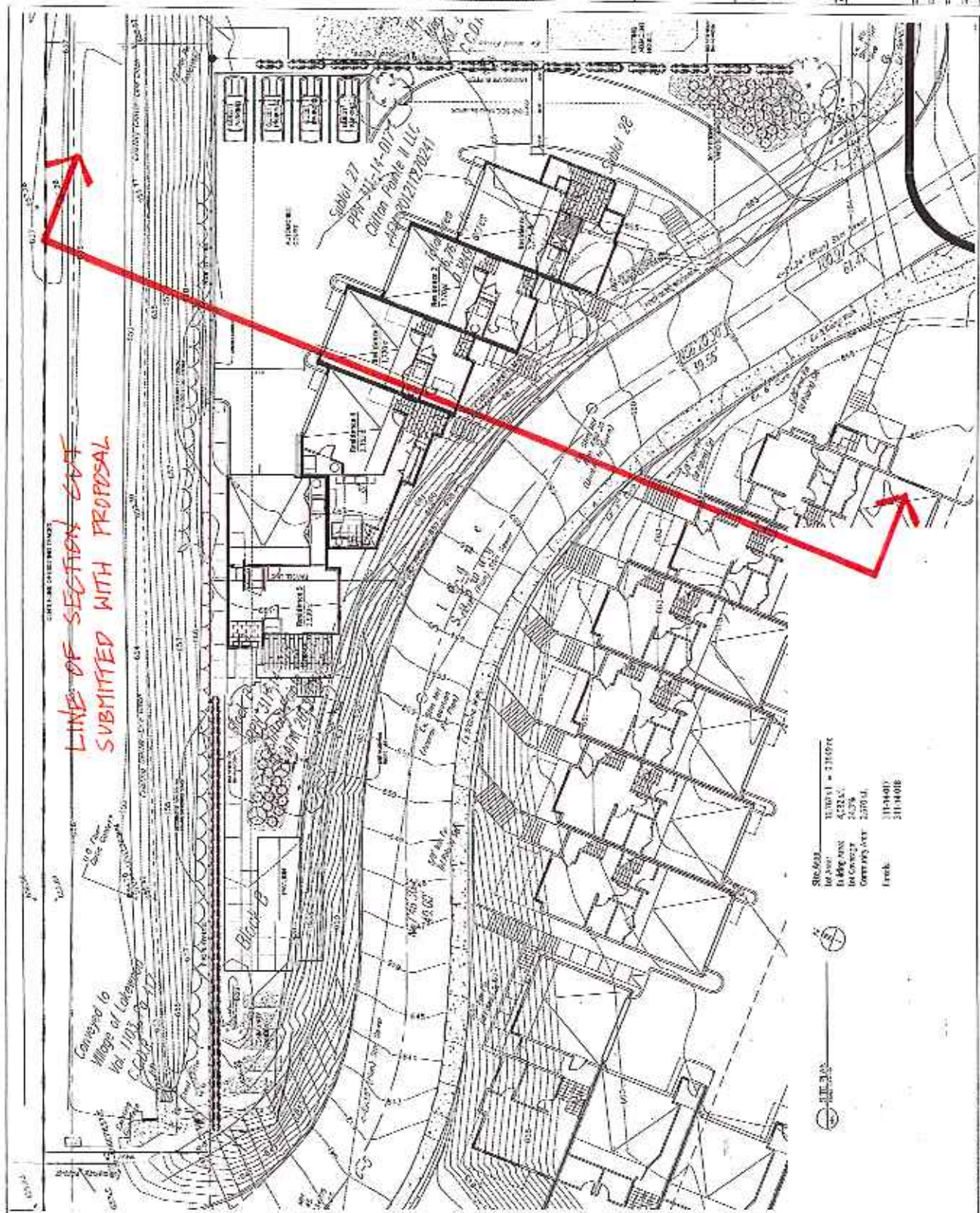
PROJAN RESIDENCE, 17908 LAKE DR

THIS FLOOR DECK OF PROPOSAL IS
HIGHER THAN ROOF OF EXISTING HOUSE



COMPARISON OF NEIGHBORING HOUSE TO PROPOSAL

1/8" = 1'-0"



LINE OF SECTION CUT
SUBMITTED WITH PROPOSAL

Conveyed to
Hilltop of Lakewood
Lot 1103
Sublot 27-112

Block 2

Sublot 27
PPH 311-11-017
Clifton Pointe II LLC
APN 00121792041

dimitarchitects

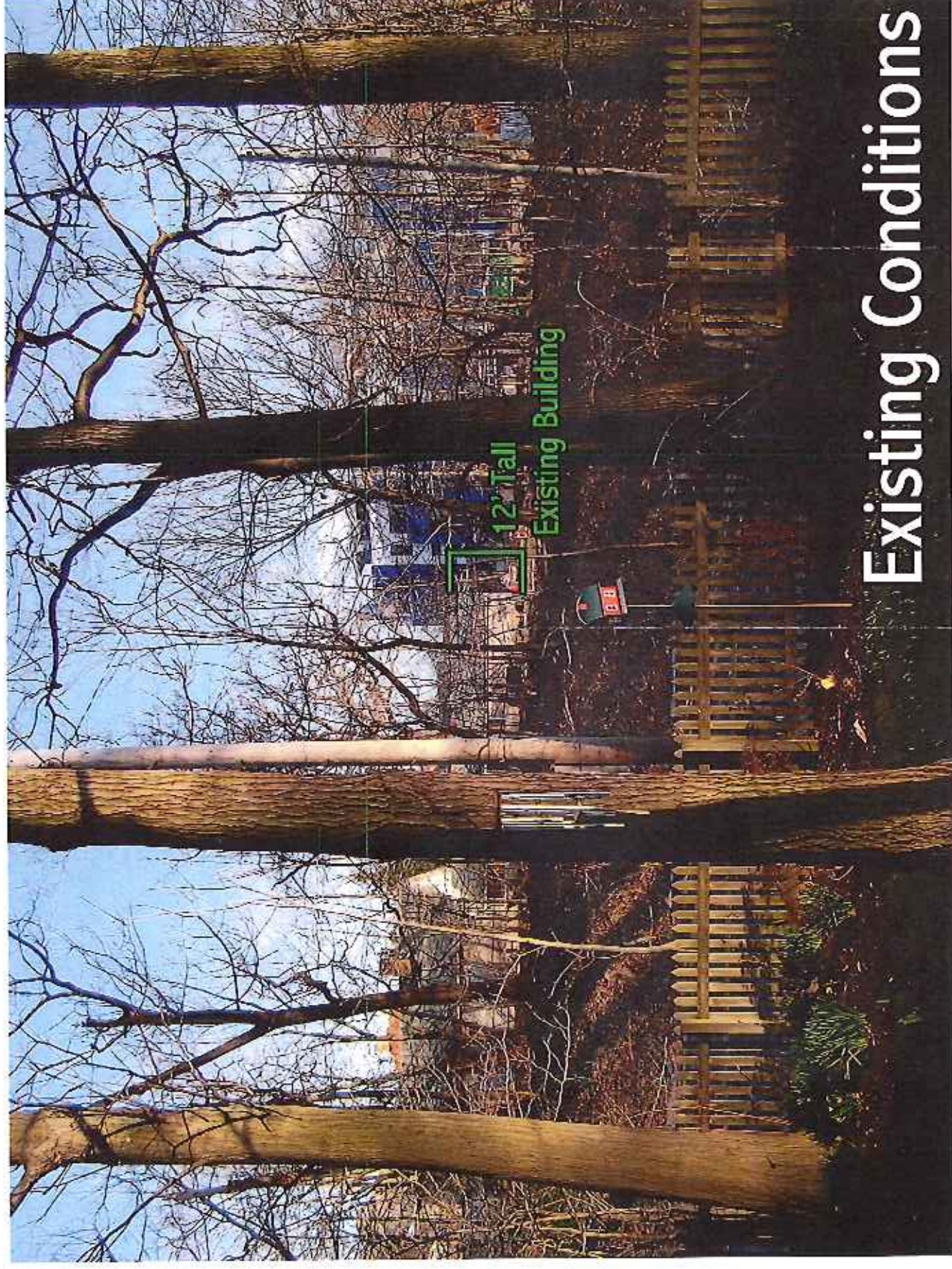
11111 BAYVIEW AVE. SUITE 100
LAKEMORE, CA 92040
TEL: 619.434.1111
WWW.DIMITARCHITECTS.COM

Clifton Pointe
Townhouses
Phase II

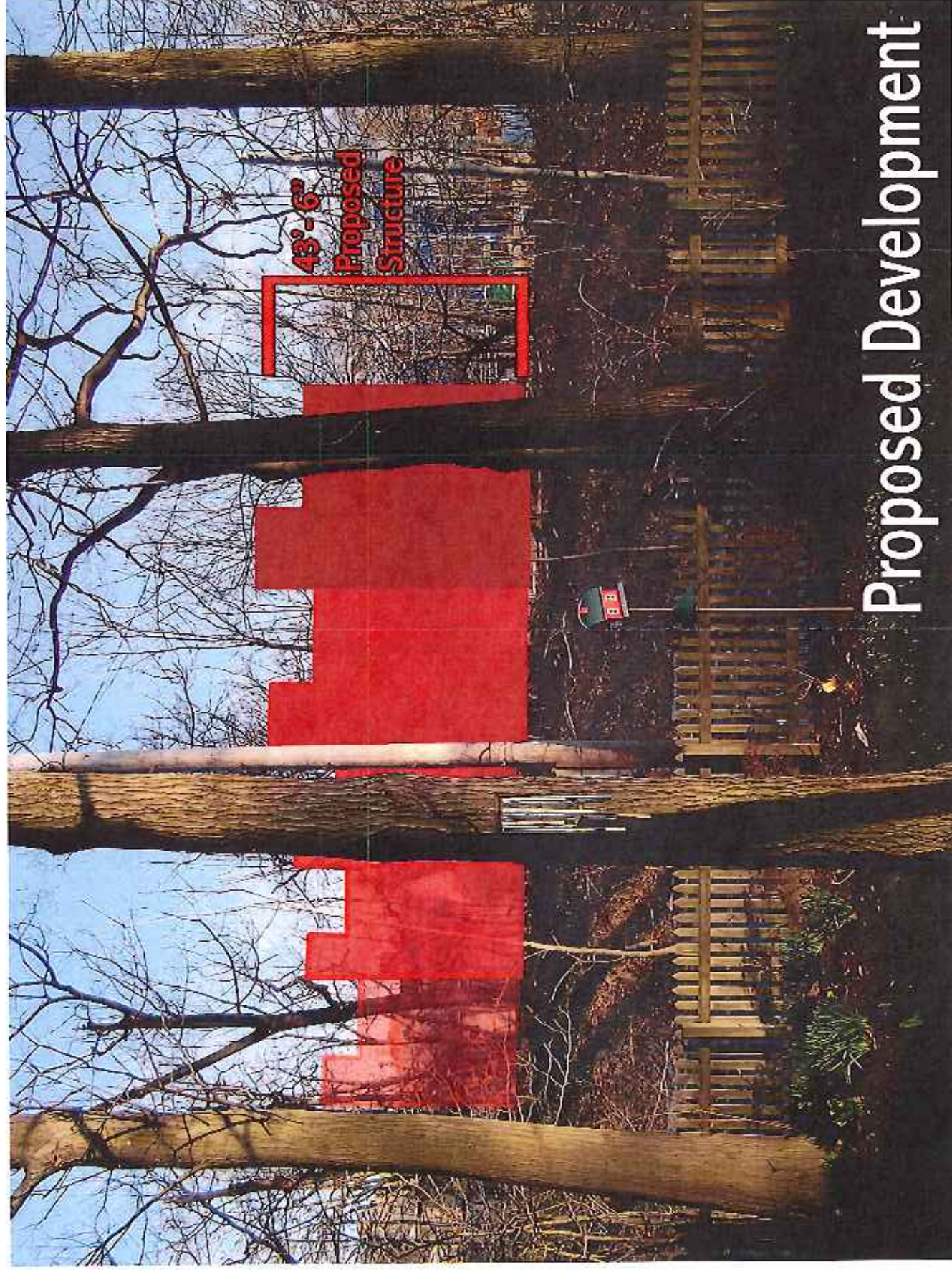
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LAKEMORE, CA 92040
TEL: 619.434.1111
WWW.DIMITARCHITECTS.COM

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AS-01



Existing Conditions



Clifton Point Statement

Good evening. My name is Robert J Thomas and I live at 17907 Lake Road, Lakewood Ohio.

Thank you for allowing me to speak this evening. One thing I'd like to make very clear is that I am not opposed to building housing on the Irish cottage property. I actually think it is a good use of the property and, done right, would improve the overall condition of the Sloane Subway area.

My issue and concern lies with the height and scope of the proposed Clifton Point project. Because this proposed structure sits across from and in clear view of my property I believe the height of the structure should be limited to a height similar to that of the residential housing surrounding it. My house is 30 feet high at the peak. Kevin Brown's house is less than that. My next door neighbor's house is a foot or two taller than mine but is still less than 35 feet to the peak. None of the Clifton park properties that are in clear view of this proposed structure are taller than 35 feet.

Additionally, the grade level of the Irish Cottage property is higher than the grade level of the homes in Clifton Park which exacerbates the problem even further. I believe

that in order to conform to and compliment the long established architectural environment in our historic Clifton Park neighborhood, no structure built on the Irish Cottage property should be allowed to exceed 30 feet in height.

If you haven't already, I would encourage the board members to visit this site and see for yourselves how tight the property is for a proposed five unit structure. See for yourselves the significant grade and slope issues. Come and stand in my front yard and imagine what an imposing structure this proposed plan would yield. Don't be too swayed by the photographs, computer generated renderings and even the drawings submitted. If you do this I think you see how imposing even a 30 foot tall structure built on this site at the current grade would be.

Thank you very much for your time and consideration.

 5/9/13

Property History

Listing Summary



Interactive Map



Virtual Media

Listing #3373889
\$489,000 (LP)

18828 Sloane #1, Lakewood, OH 44147

Pending (04/30/13) DOM/CDOM: 111/111

Beds: 2

Baths: 2 (2 0) (FH)

Sq Ft: 2103

Lot Sz: 0.0000ac

Price/SqFt: 232.52

Area: 101

Yr: New Construction

Remarks

Pictures (8)



Agent	Andrew Brickman* (ID: 360580)		
Office	D. H. C. Associates (ID:9611) Phone: 216-360-6313		
Property Type	Residential	Property Subtype(s)	Condominium
Status	Pending (04/30/13)		
Area	Lakewood		
Subdivision/Complex	Lakewood CSD		
School District	Buyers Broker		
Compensation	3%		
Other Compensation	Graduated		
Comp. Explanation	3% 1st 100k, 2% 2nd 100k, 1% on bal- on base price net incent		
List Type	Exclusive Right		
County	Cuyahoga	APN	455044063
Stories			
Beds	2	Baths (FH)	2 (2 0)
Garage-# of Car	2	Basement	Yes
Multiple PIN #	No		
Approximate SqFt	2103	Price / SqFt	232.52
Lot Sq Ft (approx)	0	Lot Acres (approx)	0.0000
Year Built	New Construction		
Listing Date	01/09/13		
Original Price	399,000		
Occupant Type			
Broker Remarks	Clifton Pointe - Luxury ecohomes of Lakewood and Ohio's premier waterfront property overlooking the Rocky River and Lake Erie. FEATURING A 10-YEAR 100% TAX ABATEMENT, ECO-FRIENDLY CONSTRUCTION & DESIGN, ENERGY SAVING CONTROL 4 SMARTHOME TECHNOLOGY, SUSTAINABLE LOW-MAINTENANCE GARDENS, REUSE OF EXISTING TREES IN CONSTRUCTION, COMMUNITY CAR, BIKE & KAYAK SHARING, WALKING DISTANCE TO SHOPPING & RESTAURANTS, EASY ACCESS TO CLEVELAND METROPARKS.		
Directions to Property	480 W to 90 W, exit at 164 toward McKinley Ave., merge onto N. Marginal Dr., left on Hillard, 1st right onto Riverside, 2nd left on Detroit, stay on Detroit, right on Sloane, destination will be on the left.		
Pending Date	04/30/13		

Selling Information

Selling Price

Selling Date

Listing Price	489,000	Pending Date	04/30/13
SP%LP		Original Price	399,000
Financing			
Comments			
Selling Agent		Selling Office	
Selling Co-Agent		Selling Co-Office	

Seller Photo Opt-Out	No
Annual Taxes	TBD
Homestead Exemption	No
Assessments	No
Bathroom Level: Full	Upper
Bathroom Level: Half	Main
Total Rooms	0
Total Fireplaces	1
Lot Frontage	0

Property Details

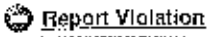
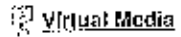
Style	Townhouse
Basement Detail	Finished
Exterior	Other
Roof	Other
Fences	Other
Garage Features	Access from Unit, Attached
Driveway	Paved
Lot Description	Waterfront
Exterior Features	Patio, Other
View Description	Water View
Water/Sewer	Public Water
Heating Type	Forced Air
Heating Fuel	Gas
Cooling Type	Central Air
Appliances/Equipment	Dryer, Refrigerator, Washer
Fixer Upper	No
Warranty	Yes
Disability Features	No
Unit Floor #	0
Elevator	N/A
Maint. Fee	No
Maint. Fee Amount	\$0.00
HOA	Yes
HOA Name	The Clifton Pointe HOA
HOA Fee	\$130.00
HOA Fee Frequency	Monthly
HOA Fee Includes	Landscaping, Snow Removal, Trash Removal
Restrictions	None
Possession	Time of Transfer

All information herein has not been verified and is not guaranteed
 U.S. Patent 6,910,045
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Property History

Listing Summary



Listing #3373692
\$379,000 (LP)

18828 Sloane #3, Lakewood, OH 44147

Active (01/08/13) DOM/CDOM: 120/120

Beds: 2

Baths: 2 (2 0) (FH)

Sq Ft: 1770

Lot Sz: 0.0000ac

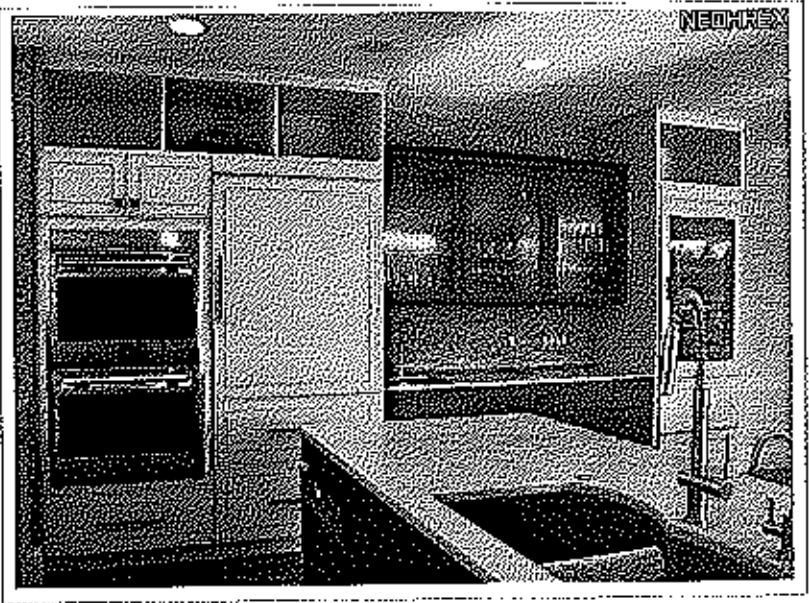
Price/SqFt: 214.12

Area: 101

Yr: New Construction

Remarks

Pictures (13)



Agent	Andrew Brickman* (ID: 360580)	Property Subtype(s)	Condominium
Office	D. H. C. Associates (ID:9611) Phone: 216-360-8313		
Property Type	Residential		
Status	Active (01/08/13)		
Area	Lakewood		
Subdivision/Complex	Lakewood CSD		
School District	Buyers Broker		
Compensation	3%		
Other Compensation	Graduated		
Comp. Explanation	3% 1st 100k, 2% 2nd 100k, 1% on bal- on base price net incant		
Short Sale	No		
List Type	Exclusive Right	APN	455044063
County	Cuyahoga	Baths (FH)	2 (2 0)
Stories		Basement	Yes
Beds	2		
Garage # of Car	2		
Multiple PIN #	No		
Approximate SqFt	1770	Price / SqFt	214.12
Lot Sq Ft (approx)	0	Lot Acres (approx)	0.0000
Year Built	New Construction		
Listing Date	01/08/13		
Original Price	379,000		
Occupant Type			
Broker Remarks	Clifton Pointe - Luxury ecohomes of Lakewood and Ohio's premier waterfront property overlooking the Rocky River and Lake Erie. FEATURING A 10-YEAR 100% TAX ABATEMENT, ECO-FRIENDLY CONSTRUCTION & DESIGN, ENERGY SAVING CONTROL 4 SMARTHOME TECHNOLOGY, SUSTAINABLE LOW-MAINTENANCE GARDENS, REUSE OF EXISTING TREES IN CONSTRUCTION, COMMUNITY CAR, BIKE & KAYAK SHARING, WALKING DISTANCE TO SHOPPING & RESTAURANTS, EASY ACCESS TO CLEVELAND METROPARKS.		
Directions to Property	480 W to 90 W, exit at 164 toward McKinley Ave., merge onto N. Marginal Dr., left on Hilliard, 1st right onto Riverside, 2nd left on Detroit, stay on Detroit, right on Sloane, destination will be on the left.		
Seller Photo Opt-Out	No		
Annual Taxes	TBD		

Homestead Exemption	No
Assessments	No
Bathroom Level: Full	Lower, Upper
Total Rooms	0
Total Fireplaces	1
Lot Frontage	0

Property Details

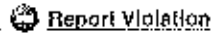
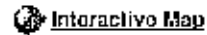
Style	Townhouse
Basement Detail	Finished
Exterior	Other
Roof	Other
Fences	Other
Garage Features	Access from Unit, Attached
Driveway	Paved
Lot Description	River Front, Waterfront
Exterior Features	Patio, Other
View Description	Water View
Water/Sewer	Public Water
Heating Type	Forced Air
Heating Fuel	Gas
Cooling Type	Central Air
Appliances/Equipment	Dryer, Refrigerator, Washer
Natural Resource Rtg	Gas
Fixer Upper	No
Warranty	Yes
Disability Features	No
Unit Floor #	0
Elevator	N/A
Maint. Fee	No
Maint. Fee Amount	\$0.00
HOA	Yes
HOA Name	The Clifton Pointe HOA
HOA Fee	\$130.00
HOA Fee Frequency	Monthly
HOA Fee Includes	Landscaping, Snow Removal, Trash Removal
Restrictions	None
Possession	Time of Transfer

All information herein has not been verified and is not guaranteed
 U.S. Patent 6,910,045
 Generated: 5/08/13 4:20pm



Property History

Listing Summary



Listing #3373831
\$379,000 (LP)

18828 Sloane #2, Lakewood, OH 44147 Active (01/09/13) DOM/CDOM: 119/119
Beds: 3 Baths: 2 (2 0) (FH) Sq Ft: 1770 Lot Sz: 0.0000ac
Price/SqFt: 214.12 Area: 101 Yr: New Construction

Remarks

Pictures (8)



Agent	Andrew Brickman* (ID: 360580)		
Office	D. H. C. Associates (ID:9611) Phone: 216-360-8313		
Property Type	Residential	Property Subtype(s)	Condominium
Status	Active (01/09/13)		
Area	Lakewood		
Subdivision/Complex	Lakewood CSD		
School District	Lakewood CSD		
Compensation	Buyers Broker		
	3%		
Other Compensation	Graduated		
Comp. Explanation	3% first 100k, 2% Second 100k, 1% on remainder		
Short Sale	No		
List Type	Exclusive Right		
County	Cuyahoga	APN	455055063
Stories		Baths (FH)	2 (2 0)
Beds	3	Basement	Yes
Garage-# of Car	2		
Multiple PIN #	No		
Approximate SqFt	1770	Price / SqFt	214.12
Lot Sq Ft (approx)	0	Lot Acres (approx)	0.0000
Year Built	New Construction		

Listing Date 01/09/13
Original Price 379,000

Occupant Type

Broker Remarks

Clifton Pointe - Luxury ecohomes of Lakewood and Ohio's premier waterfront property overlooking the Rocky River and Lake Erie. FEATURING A 10-YEAR 100% TAX ABATEMENT, ECO-FRIENDLY CONSTRUCTION & DESIGN, ENERGY SAVING CONTROL, 4 SMARTHOME TECHNOLOGY, SUSTAINABLE LOW-MAINTENANCE GARDENS, REUSE OF EXISTING TREES IN CONSTRUCTION, COMMUNITY CAR, BIKE & KAYAK SHARING, WALKING DISTANCE TO SHOPPING & RESTAURANTS, EASY ACCESS TO CLEVELAND METROPARKS.

Directions to Property

480 W to 90 W, exit at 164 toward McKinley Ave., merge onto N. Marginal Dr., left on Hilliard, 1st right onto Riverside, 2nd left on Detroit, stay on Detroit, right on Sloane, destination will be on the left.

Seller Photo Opt-Out

No

Annual Taxes

TBD

Homestead Exemption	No
Assessments	No
Bathroom Level: Full	Lower, Upper
Total Rooms	0
Total Fireplaces	1
Lot Frontage	0

Property Details

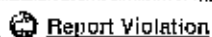
Style	Townhouse
Basement Detail	Finished
Exterior	Other
Roof	Other
Fences	Other
Garage Features	Access from Unit, Attached
Driveway	Paved
Lot Description	River Front, Waterfront
Exterior Features	Patio, Other
View Description	Water View
Water/Sewer	Public Water
Heating Type	Forced Air
Heating Fuel	Gas
Cooling Type	Central Air
Appliances/Equipment	Dryer, Refrigerator, Washer
Natural Resource Rig	Gas
Fixer Upper	No
Warranty	Yes
Disability Features	No
Unit Floor #	0
Elevator	N/A
Maint. Fee	No
Maint. Fee Amount	\$0.00
HOA	Yes
HOA Name	The Clifton Pointe HOA
HOA Fee	\$130.00
HOA Fee Frequency	Monthly
HOA Fee Includes	Landscaping, Snow Removal, Trash Removal
Restrictions	None
Possession	Time of Transfer

All information herein has not been verified and is not guaranteed
 U.S. Patent 6,910,045
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Property History

Listing Summary



Listing #3373831
\$379,000 (LP)

18828 Sloane #2, Lakewood, OH 44147

Active (01/09/13) DOM/CDOM: 119/119

Beds: 3

Baths: 2 (2 0) (FH)

Sq Ft: 1770

Lot Sz: 0.0000ac

Price/SqFt: 214.12

Area: 101

Yr: New Construction

Remarks

Pictures (8)



Agent	Andrew Brickman* (ID: 380580)		
Office	D. H. C. Associates (ID:9611) Phone: 216-360-8313		
Property Type	Residential	Property Subtype(s)	Condominium
Status	Active (01/09/13)		
Area	Lakewood		
Subdivision/Complex	Lakewood CSD		
School District	Buyers Broker		
Compensation	3%		
Other Compensation	Graduated		
Comp. Explanation	3% first 100k, 2% Second 100k, 1% on remainder		
Short Sale	No		
List Type	Exclusive Right		
County	Cuyahoga	APN	455055063
Stories			
Beds	3	Baths (FH)	2 (2 0)
Garage-# of Car	2	Basement	Yes
Multiple PIN #	No		
Approximate SqFt	1770	Price / SqFt	214.12
Lot Sq Ft (approx)	0	Lot Acres (approx)	0.0000
Year Built	New Construction		

Listing Date 01/09/13
Original Price 379,000

Occupant Type

Broker Remarks

Clifton Pointe - Luxury ecohomes of Lakewood and Ohio's premier waterfront property overlooking the Rocky River and Lake Erie. FEATURING A 10-YEAR 100% TAX ABATEMENT, ECO-FRIENDLY CONSTRUCTION & DESIGN, ENERGY SAVING CONTROL 4 SMARTHOME TECHNOLOGY, SUSTAINABLE LOW-MAINTENANCE GARDENS, REUSE OF EXISTING TREES IN CONSTRUCTION, COMMUNITY CAR, BIKE & KAYAK SHARING, WALKING DISTANCE TO SHOPPING & RESTAURANTS, EASY ACCESS TO CLEVELAND METROPARKS.

Directions to Property

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Seller Photo Opt-Out

No

Annual Taxes

TBD

Homestead Exemption	No
Assessments	No
Bathroom Level: Full	Lower, Upper
Total Rooms	0
Total Fireplaces	1
Lot Frontage	0

Property Details

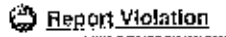
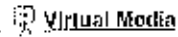
Style	Townhouse
Basement Detail	Finished
Exterior	Other
Roof	Other
Fences	Other
Garage Features	Access from Unit, Attached
Driveway	Paved
Lot Description	River Front, Waterfront
Exterior Features	Patio, Other
View Description	Water View
Water/Sewer	Public Water
Heating Type	Forced Air
Heating Fuel	Gas
Cooling Type	Central Air
Appliances/Equipment	Dryer, Refrigerator, Washer
Natural Resource Rtg	Gas
Fixer Upper	No
Warranty	Yes
Disability Features	No
Unit Floor #	0
Elevator	N/A
Maint. Fee	No
Maint. Fee Amount	\$0.00
HOA	Yes
HOA Name	The Clifton Pointe HOA
HOA Fee	\$130.00
HOA Fee Frequency	Monthly
HOA Fee Includes	Landscaping, Snow Removal, Trash Removal
Restrictions	None
Possession	Time of Transfer

All information herein has not been verified and is not guaranteed
 U.S. Patent 6,910,045
 Generated: 5/08/13 4:21pm

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Property History

Listing Summary



Listing #3373831
\$379,000 (LP)

18828 Sloane #2, Lakewood, OH 44147

Active (01/09/13) DOM/CDOM: 119/119

Beds: 3

Baths: 2 (2 0) (FH)

Sq Ft: 1770

Lot Sz: 0.0000ac

Price/SqFt: 214.12

Area: 101

Yr: New Construction

Remarks

Pictures (0)



Agent	Andrew Brickman* (ID: 380580)		
Office	D. H. C. Associates (ID:9611) Phone: 216-380-8313		
Property Type	Residential	Property Subtype(s)	Condominium
Status	Active (01/09/13)		
Area	Lakewood		
Subdivision/Complex	Lakewood CSD		
School District			
Compensation	Buyers Broker		
	3%		
Other Compensation	Graduated		
Comp. Explanation	3% first 100k, 2% Second 100k, 1% on remainder		
Short Sale	No		
List Type	Exclusive Right		
County	Cuyahoga	APN	455055063
Stories			
Beds	3	Baths (FH)	2 (2 0)
Garage # of Car	2	Basement	Yes
Multiple PIN #	No		
Approximate SqFt	1770	Price / SqFt	214.12
Lot Sq Ft (approx)	0	Lot Acres (approx)	0.0000
Year Built	New Construction		
Listing Date	01/09/13		
Original Price	379,000		
Occupant Type			
Broker Remarks	Clifton Pointe - Luxury ecohomes of Lakewood and Ohio's premier waterfront property overlooking the Rocky River and Lake Erie. FEATURING A 10-YEAR 100% TAX ABATEMENT, ECO-FRIENDLY CONSTRUCTION & DESIGN, ENERGY SAVING CONTROL 4 SMARTHOME TECHNOLOGY, SUSTAINABLE LOW-MAINTENANCE GARDENS, REUSE OF EXISTING TREES IN CONSTRUCTION, COMMUNITY CAR, BIKE & KAYAK SHARING, WALKING DISTANCE TO SHOPPING & RESTAURANTS, EASY ACCESS TO CLEVELAND METROPARKS.		
Directions to Property	480 W to 90 W, exit at 164 toward McKinley Ave., merge onto N. Marginal Dr., left on Hilliard, 1st right onto Riverside, 2nd left on Detroit, stay on Detroit, right on Sloane, destination will be on the left.		
Seller Photo Opt-Out	No		
Annual Taxes	TBD		

Homestead Exemption	No
Assessments	No
Bathroom Level: Full	Lower, Upper
Total Rooms	0
Total Fireplaces	1
Lot Frontage	0

Property Details

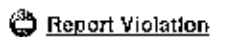
Style	Townhouse
Basement Detail	Finished
Exterior	Other
Roof	Other
Fences	Other
Garage Features	Access from Unit, Attached
Driveway	Paved
Lot Description	River Front, Waterfront
Exterior Features	Patio, Other
View Description	Water View
Water/Sewer	Public Water
Heating Type	Forced Air
Heating Fuel	Gas
Cooling Type	Central Air
Appliances/Equipment	Dryer, Refrigerator, Washer
Natural Resource Reg	Gas
Fixer Upper	No
Warranty	Yes
Disability Features	No
Unit Floor #	0
Elevator	N/A
Maint. Fee	No
Maint. Fee Amount	\$0.00
HOA	Yes
HOA Name	The Clifton Pointe HOA
HOA Fee	\$130.00
HOA Fee Frequency	Monthly
HOA Fee Includes	Landscaping, Snow Removal, Trash Removal
Restrictions	None
Possession	Time of Transfer

All information herein has not been verified and is not guaranteed
 U.S. Patent 6,910,045
 Generated: 5/08/13 4:21pm

RapatttonMLS

Property History

Listing Summary



Listing #3373831
\$379,000 (LP)

18828 Sloane #2, Lakewood, OH 44147

Active (01/09/13) DOM/CDOM: 119/119

Beds: 3

Baths: 2 (2 0) (FH)

Sq Ft: 1770

Lot Sz: 0.0000ac

Price/SqFt: 214.12

Area: 101

Yr: New Construction

Remarks

Pictures (8)



Agent	Andrew Brickman* (ID: 360580)		
Office	D. H. C. Associates (ID:9611) Phone: 216-380-8313		
Property Type	Residential	Property Subtype(s)	Condominium
Status	Active (01/09/13)		
Area	Lakewood		
Subdivision/Complex			
School District	Lakewood CSD		
Compensation	Buyers Broker		
	3%		
Other Compensation	Graduated		
Comp. Explanation	3% first 100k, 2% Second 100k, 1% on remainder		
Short Sale	No		
List Type	Exclusive Right		
County	Cuyahoga	APN	455055063
Stories			
Beds	3	Baths (FH)	2 (2 0)
Garage-# of Car	2	Basement	Yes
Multiple PIN #	No		
Approximate SqFt	1770	Price / SqFt	214.12
Lot Sq Ft (approx)	0	Lot Acres (approx)	0.0000
Year Built	New Construction		

Listing Date 01/09/13

Original Price 379,000

Occupant Type

Broker Remarks

Clifton Pointe - Luxury ecohomes of Lakewood and Ohio's premier waterfront property overlooking the Rocky River and Lake Erie. FEATURING A 10-YEAR 100% TAX ABATEMENT, ECO-FRIENDLY CONSTRUCTION & DESIGN, ENERGY SAVING CONTROL 4 SMARTHOME TECHNOLOGY, SUSTAINABLE LOW-MAINTENANCE GARDENS, REUSE OF EXISTING TREES IN CONSTRUCTION, COMMUNITY CAR, BIKE & KAYAK SHARING, WALKING DISTANCE TO SHOPPING & RESTAURANTS, EASY ACCESS TO CLEVELAND METROPARKS.

Directions to Property

480 W to 90 W, exit at 164 toward McKinley Ave., merge onto N. Marginal Dr., left on Hilliard, 1st right onto Riverside, 2nd left on Detroit, stay on Detroit, right on Sloane, destination will be on the left.

Seller Photo Opt-Out

No

Annual Taxes

TBD

Homestead Exemption	No
Assessments	No
Bathroom Level: Full	Lower, Upper
Total Rooms	0
Total Fireplaces	1
Lot Frontage	0

Property Details

Style	Townhouse
Basement Detail	Finished
Exterior	Other
Roof	Other
Fences	Other
Garage Features	Access from Unit, Attached
Driveway	Paved
Lot Description	River Front, Waterfront
Exterior Features	Patio, Other
View Description	Water View
Water/Sewer	Public Water
Heating Type	Forced Air
Heating Fuel	Gas
Cooling Type	Central Air
Appliances/Equipment	Dryer, Refrigerator, Washer
Natural Resource Reg	Gas
Fixer Upper	No
Warranty	Yes
Disability Features	No
Unit Floor #	0
Elevator	N/A
Maint. Fee	No
Maint. Fee Amount	\$0.00
HOA	Yes
HOA Name	The Clifton Pointe HOA
HOA Fee	\$130.00
HOA Fee Frequency	Monthly
HOA Fee Includes	Landscaping, Snow Removal, Trash Removal
Restrictions	None
Possession	Time of Transfer

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 U.S. Patent 6,910,045
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Property History

Listing Summary

Interactive Map

Virtual Media

Report Violation

Listing #3373831
\$379,000 (LP)

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Price/SqFt: 214.12

Area: 101

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Remarks

Pictures (8)



Agent	Andrew Brickman* (ID: 360580)		
Office	D. H. C. Associates (ID:9611) Phone: 216-360-8313		
Property Type	Residential	Property Subtype(s)	Condominium
Status	Active (01/09/13)		
Area	Lakewood		
Subdivision/Complex	Lakewood CSD		
School District	Lakewood CSD		
Compensation	Buyers Broker		
	3%		
Other Compensation	Graduated		
Comp. Explanation	3% first 100k, 2% Second 100k, 1% on remainder		
Short Sale	No		
List Type	Exclusive Right		
County	Cuyahoga	APN	455055063
Stories		Baths (FH)	2 (2 0)
Beds	3	Basement	Yes
Garage # of Car	2		
Multiple PIN #	No		
Approximate SqFt	1770	Price / SqFt	214.12
Lot Sq Ft (approx)	0	Lot Acres (approx)	0.0000
Year Built	Now Construction		
Listing Date	01/09/13		
Original Price	379,000		
Occupant Type			
Broker Remarks	Clifton Pointe - Luxury ecohomes of Lakewood and Ohio's premier waterfront property overlooking the Rocky River and Lake Erie. FEATURING A 10-YEAR 100% TAX ABATEMENT, ECO-FRIENDLY CONSTRUCTION & DESIGN, ENERGY SAVING CONTROL 4 SMARTHOME TECHNOLOGY, SUSTAINABLE LOW-MAINTENANCE GARDENS, REUSE OF EXISTING TREES IN CONSTRUCTION, COMMUNITY CAR, BIKE & KAYAK SHARING, WALKING DISTANCE TO SHOPPING & RESTAURANTS, EASY ACCESS TO CLEVELAND METROPARKS.		
Directions to Property	480 W to 90 W, exit at 164 toward McKinley Ave., merge onto N. Marginal Dr., left on Hilliard, 1st right onto Riverside, 2nd left on Detroit, stay on Detroit, right on Sloane, destination will be on the left.		
Seller Photo Opt-Out	No		
Annual Taxes	TBD		

Homestead Exemption	No
Assessments	No
Bathroom Level: Full	Lower, Upper
Total Rooms	0
Total Fireplaces	1
Lot Frontage	0

Property Details

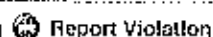
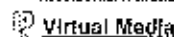
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Fences	Other
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Heating Fuel	Gas
Cooling Type	Central Air
Appliances/Equipment	Dryer, Refrigerator, Washer
Natural Resource Reg	Gas
Fixer Upper	No
Warranty	Yes
Disability Features	No
Unit Floor #	0
Elevator	N/A
Maint. Fee	No
Maint. Fee Amount	\$0.00
HOA	Yes
HOA Name	The Clifton Pointe HOA
HOA Fee	\$130.00
HOA Fee Frequency	Monthly
HOA Fee Includes	Landscaping, Snow Removal, Trash Removal
Restrictions	None
Possession	Time of Transfer

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Other Compensation	Graduated		
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Multiple PIN #	No		
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Lot Sq Ft (approx)	0	Lot Acres (approx)	0.0000
Year Built	Now Construction		

Listing Date 01/09/13
Original Price 379,000

Occupant Type

Broker Remarks

Clifton Pointe - Luxury residences of Lakewood and Ohio's premier waterfront property overlooking the Rocky River and Lake Erie. FEATURING A 10-YEAR 100% TAX ABATEMENT, ECO-FRIENDLY CONSTRUCTION & DESIGN, ENERGY SAVING CONTROL 4 SMARTHOME TECHNOLOGY, SUSTAINABLE LOW-MAINTENANCE GARDENS, REUSE OF EXISTING TREES IN CONSTRUCTION, COMMUNITY CAR, BIKE & KAYAK SHARING, WALKING DISTANCE TO SHOPPING & RESTAURANTS, EASY ACCESS TO CLEVELAND METROPARKS.
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Directions to Property

Seller Photo Opt-Out

Annual Taxes

No

TBD

Homestead Exemption	No
Assessments	No
Bathroom Level: Full	Lower, Upper
Total Rooms	0
Total Fireplaces	1
Lot Frontage	0

Property Details

Style	Townhouse
Basement Detail	Finished
Exterior	Other
Roof	Other
Fences	Other
Garage Features	Access from Unit, Attached
Driveway	Paved
Lot Description	River Front, Waterfront
Exterior Features	Patio, Other
View Description	Water View
Water/Sewer	Public Water
Heating Type	Forced Air
Heating Fuel	Gas
Cooling Type	Central Air
Appliances/Equipment	Dryer, Refrigerator, Washer
Natural Resource Rig	Gas
Fixer Upper	No
Warranty	Yes
Disability Features	No
Unit Floor #	0
Elevator	N/A
Maint. Fee	No
Maint. Fee Amount	\$0.00
HOA	Yes
HOA Name	The Clifton Pointe HOA
HOA Fee	\$130.00
HOA Fee Frequency	Monthly
HOA Fee Includes	Landscaping, Snow Removal, Trash Removal
Restrictions	None
Possession	Time of Transfer

All information herein has not been verified and is not guaranteed
 U.S. Patent 6,910,045
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Sylvester, Bryce

From: David Berkovitz <dab@LRCRealty.com>
Sent: Thursday, May 09, 2013 2:44 PM
To: Sylvester, Bryce; 'Daniel Margulies'
Cc: Daniel Deagan; John Faile; Kevin Woodman
Subject: RE: Lakewood Plaza - HUMBLE WINE BAR SOUTH ELEVATION

Bryce, I am not sure I will be able to make tonight's meeting. However, I would like to relay to you and the Board, that the Owners of the Lakewood Plaza have reviewed the submission for the noted Tenant are in support of the proposed modifications.

We feel that this will be an attractive addition to the Plaza and the streetscape along Detroit Ave.

Regards,
David

David A. Berkovitz
LRC Realty | Director of Project Management & Construction
1585 Frederick Blvd | Akron, OH 44320
T 330 253 6958 | F 330 253 5242 | C 330 289 4135
dab@leveycompany.com | www.leveycompany.com

From: Sylvester, Bryce [<mailto:Bryce.Sylvester@lakewoodoh.net>]
Sent: Wednesday, May 08, 2013 11:36 AM
To: 'Daniel Margulies'
Cc: Daniel Deagan; John Faile; David Berkovitz
Subject: RE: Lakewood Plaza - HUMBLE WINE BAR SOUTH ELEVATION

Dan – Thanks for the email. We will include on the projector screen at tomorrow's meeting. Also, bring 3 hard copies with you.

It would be helpful to have cut sheets for tables and chairs. Also anticipate the board asking about the columns/posts securing the canopy to the patio – what's the material, and what do those small brackets look like?

Thanks for your work on this, Dan.

Bryce

From: Daniel Margulies [<mailto:daniel@dmc.ohiocoxmail.com>]
Sent: Tuesday, May 07, 2013 4:34 PM
To: Sylvester, Bryce
Cc: Daniel Deagan; John Faile; David Berkovitz
Subject: Re: Lakewood Plaza - HUMBLE WINE BAR SOUTH ELEVATION

Bryce,

Attached please find the patio plan and elevations for the meeting on Thursday afternoon. We will be bringing a railing section and awning fabric samples to the meeting. Please let me know if you need anything else.

Thank you,

Daniel Margulies
Daniel Margulies Company, Inc.
14900 Detroit Ave. Suite 200
Lakewood, Ohio 44107

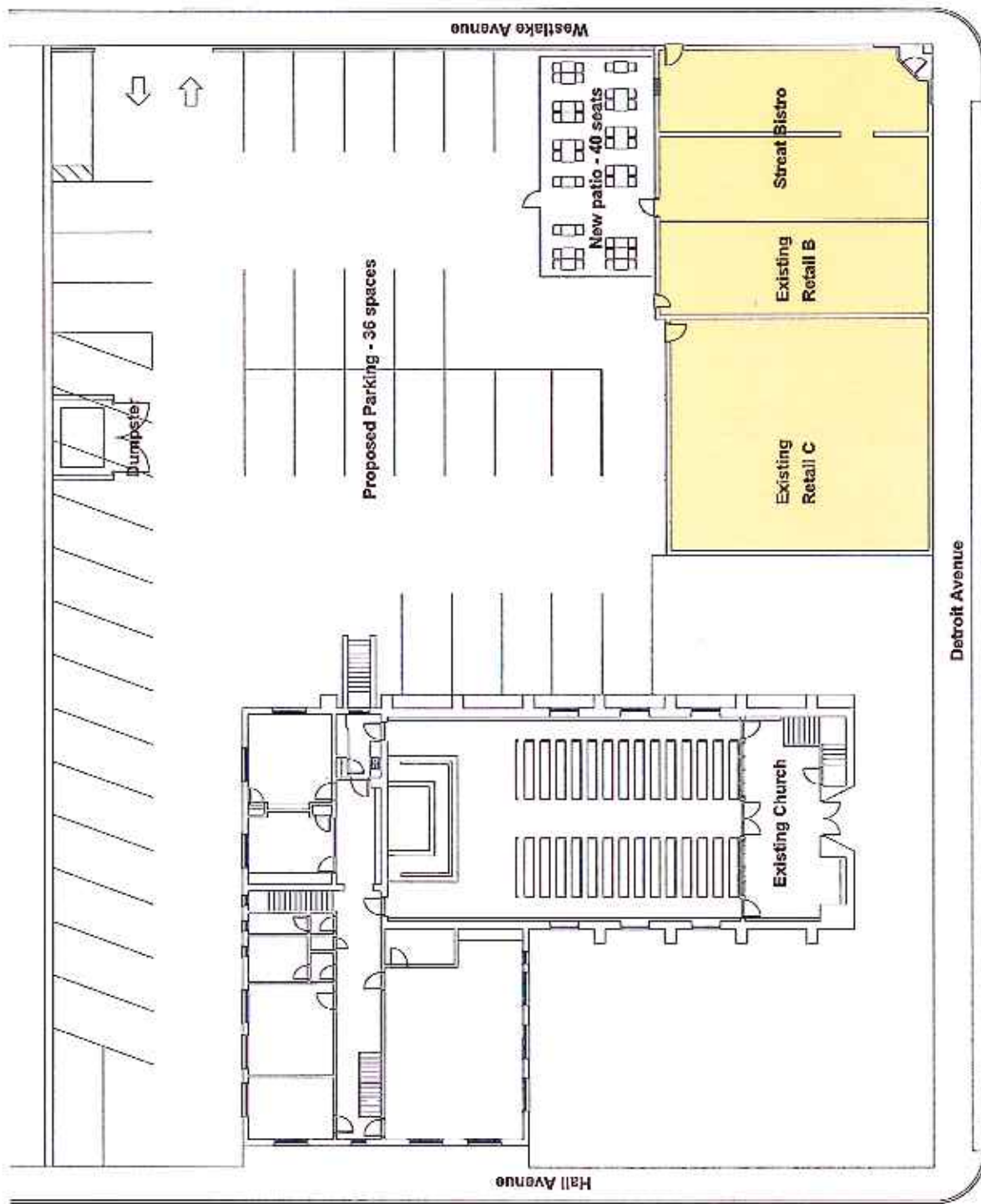
440-358-0888
Fax: 440-799-4333

email: daniel@dmc.ohiocoxmail.com

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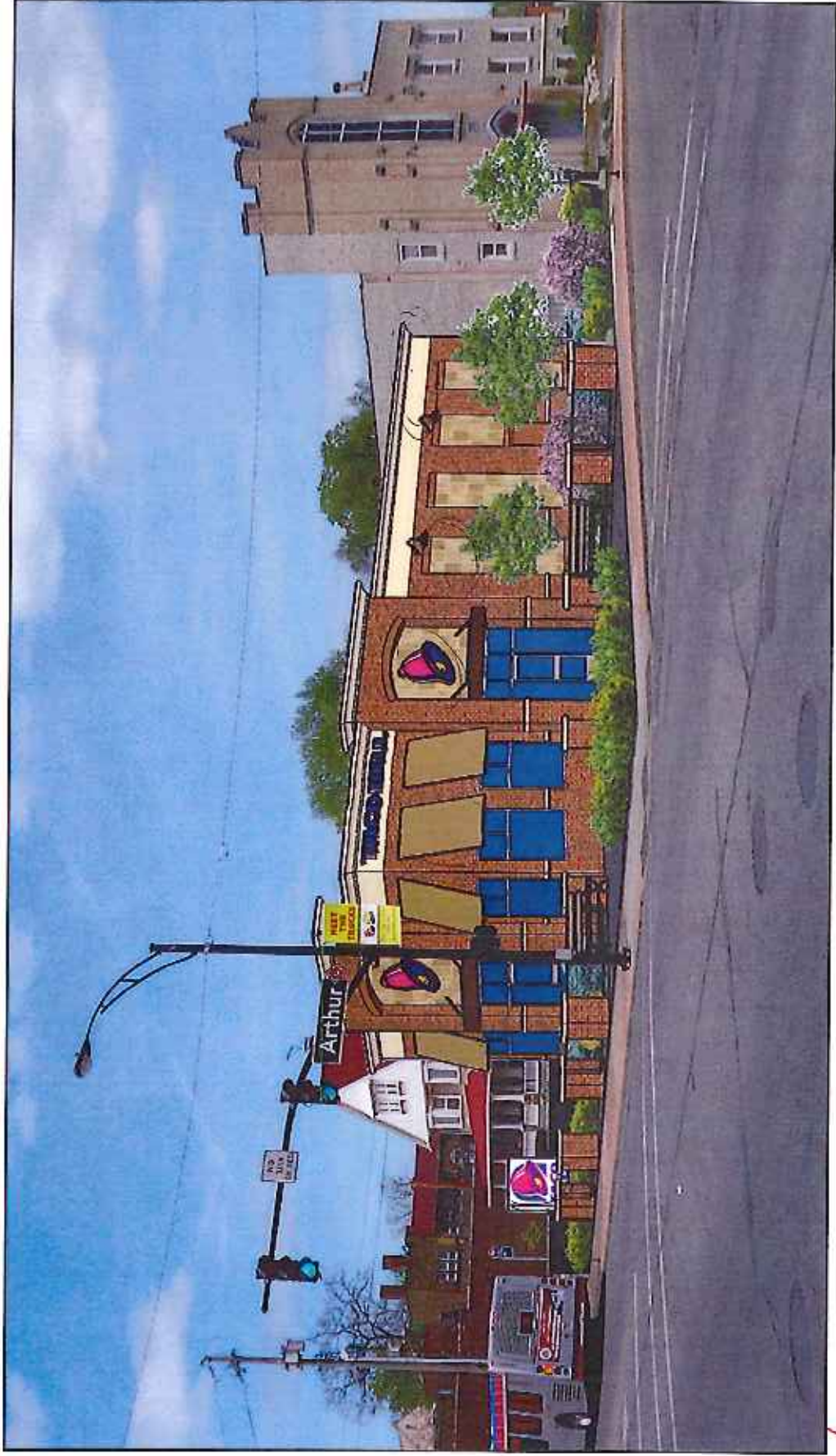
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Proposed Outdoor Dining - Street Mobile Bistro 16300 Detroit Avenue Lakewood, OH 44107

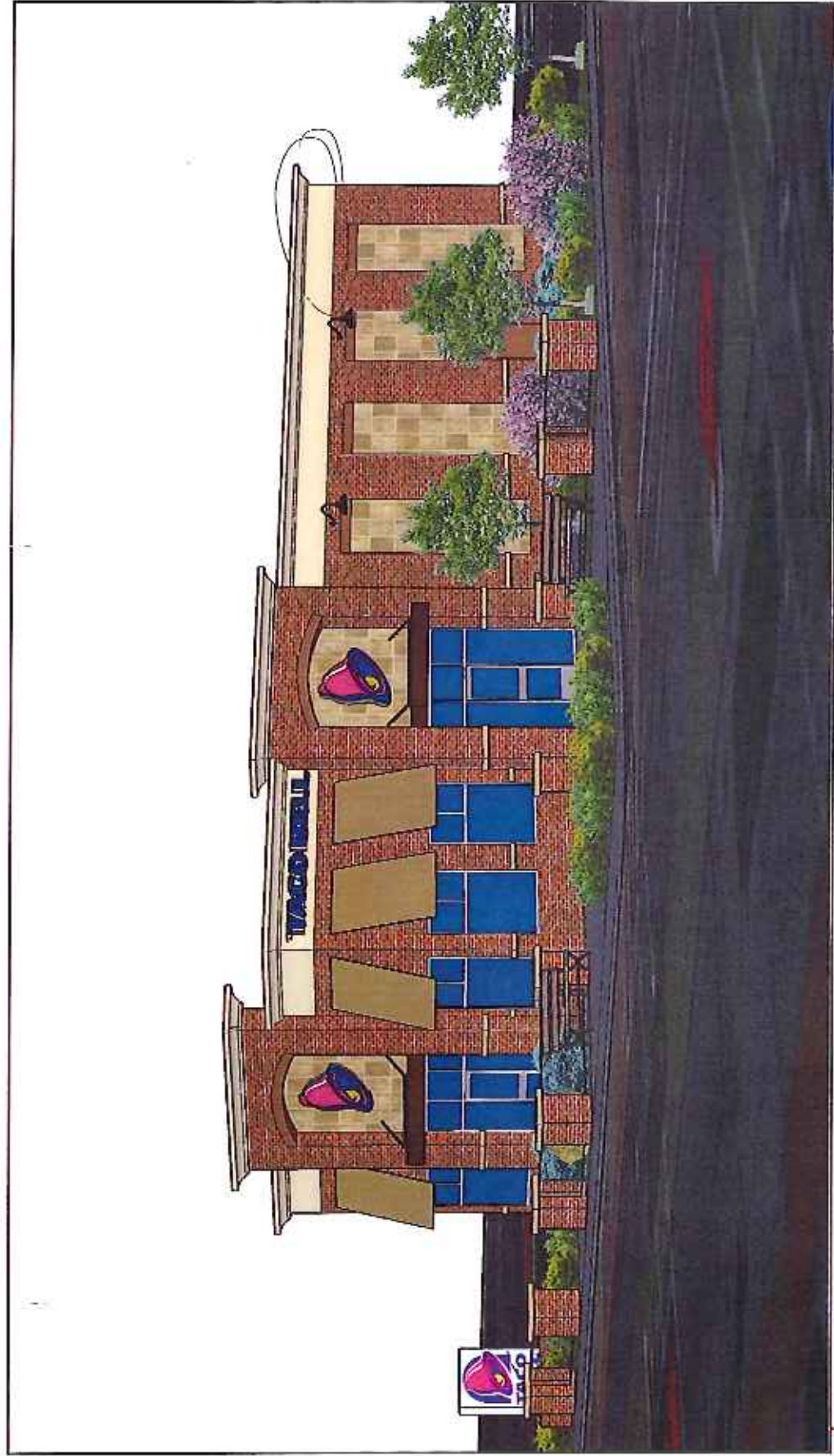


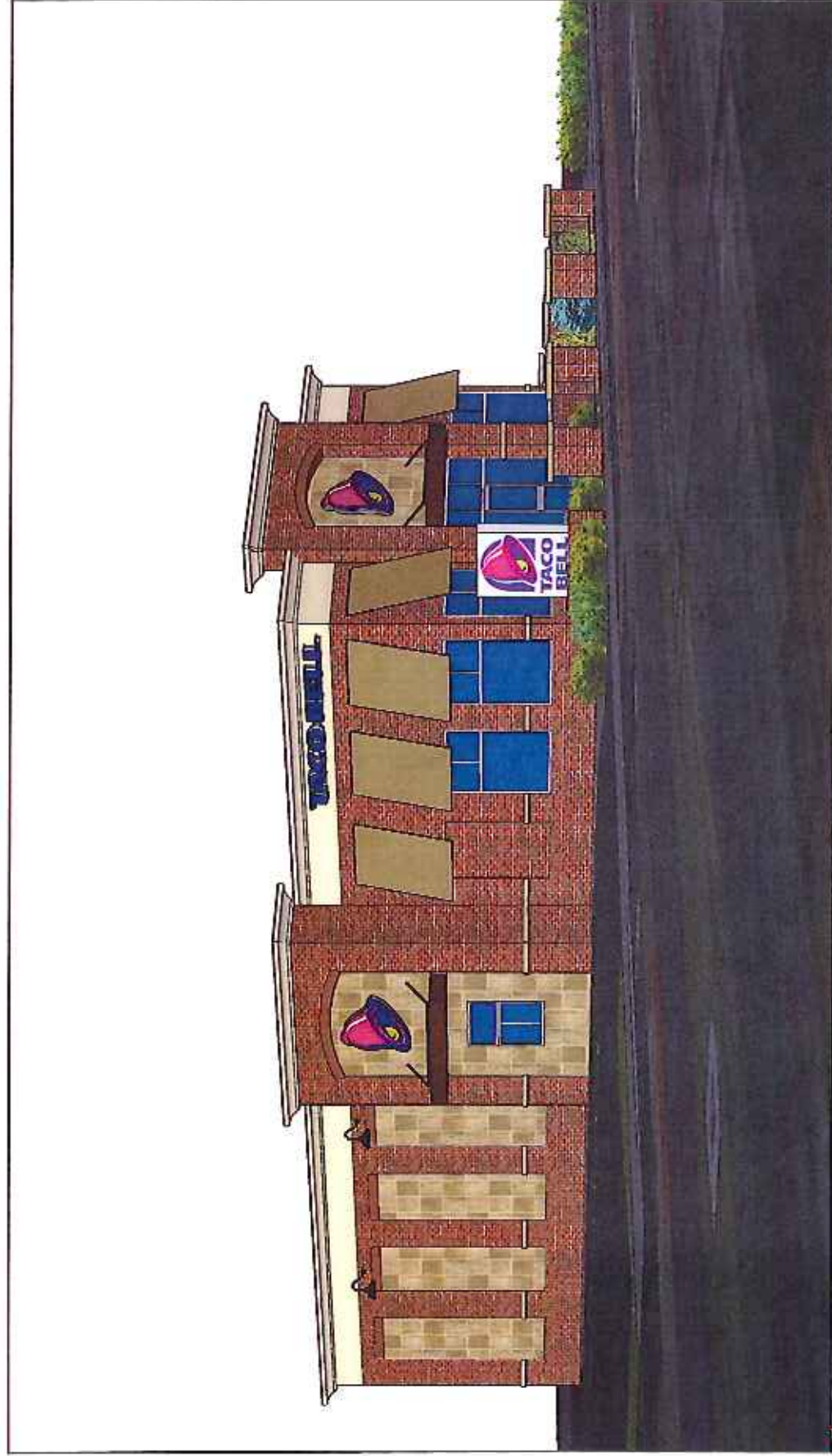


Taco Bell - Lakewood, Ohio



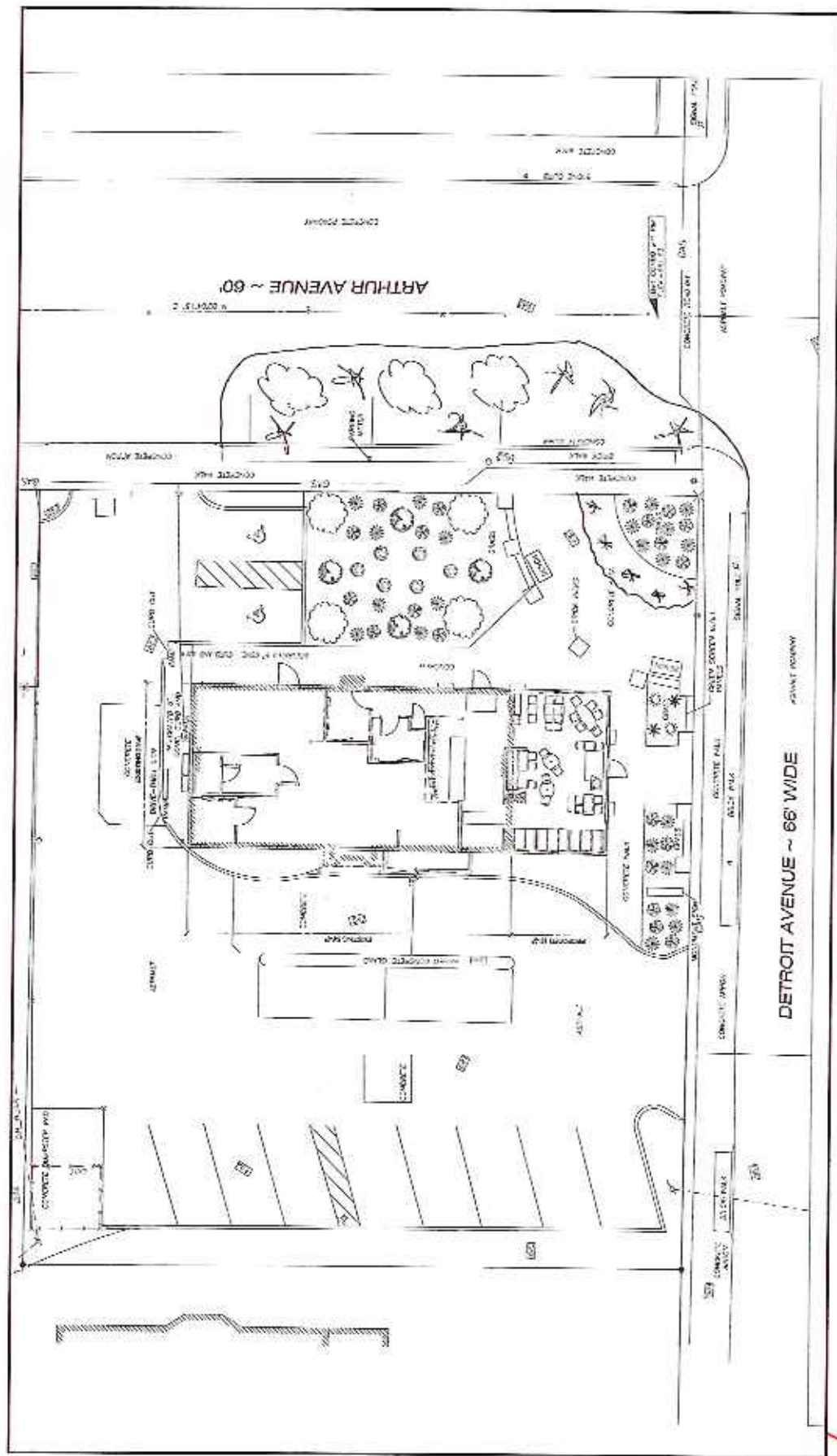
Taco Bell - Lakewood, Ohio
Aerial View

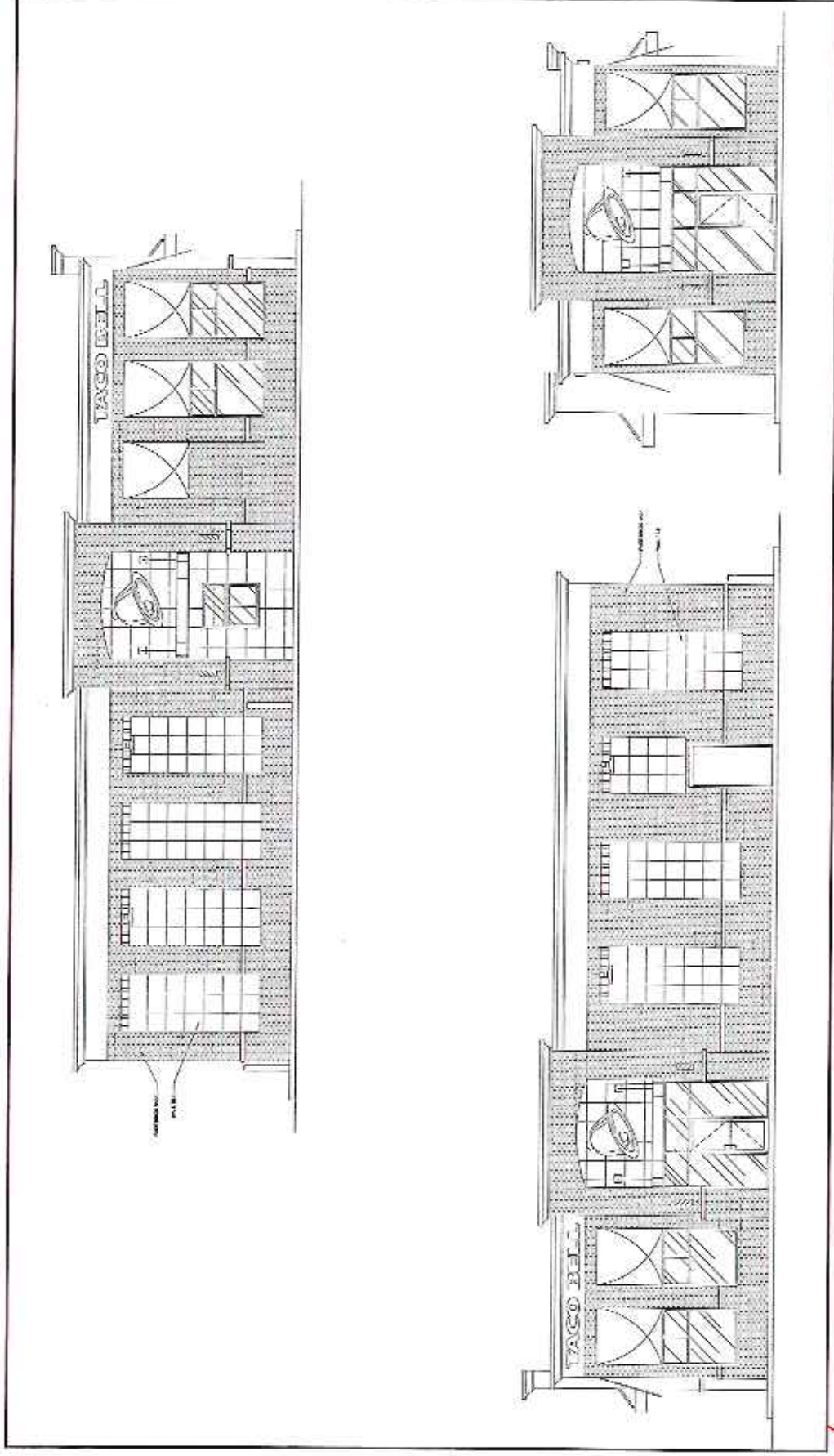




Taco Bell - Lakewood, Ohio
Ground View West

Taco Bell - Lakewood, Ohio Site Plan



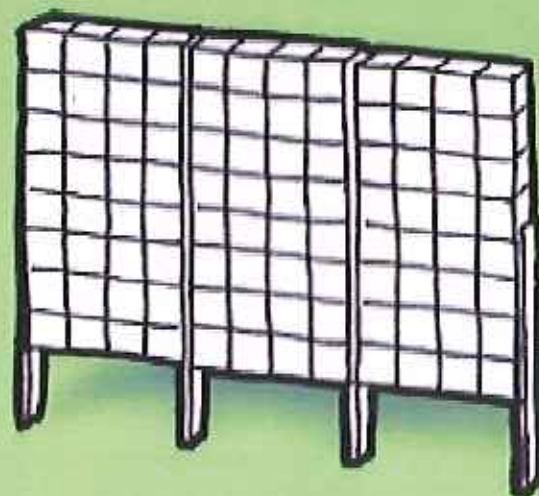


Taco Bell - Lakewood, Ohio
Elevations

greenscreen®



elements...



Freestanding Trellis Fence
for extended screening and
fencing applications

Size: 4' wide x 6', 8', 10', 12', or 14'
tall x 2" or 3" thick also available in
2" increments up to 4' x 14' in
multiple panels

Finish: galvanized wire panels with
multigrade alkaline wash, epoxy
thermal-set primer, and baked on
powder coat finish in gloss green,
black, silver, white; matte wrinkle
green or wrinkle black.

Options: #5104 or #5105 trim, full
range of mounting hardware



elements
accessories

plants
projects

FAQ

resources
+
downloads

education
+
research

us

what's new?

Hedge-A-Matic

Considerations
for Advanced
Green Facade
Design

White Paper
CEU Version

Sylvester, Bryce

From: Sean McDermott <SMcDermott@zarembagroup.com>
Sent: Thursday, May 02, 2013 11:10 AM
To: Sylvester, Bryce
Subject: Lakewood SDA Church - 1382 Arthur Avenue - ABR Docket 05-34-13

Dear Bryce,

As a nearby neighbor of Lakewood Seventh-Day Adventist it is nice to see the continued investment in the neighborhood and SDA's intention to construct a new ground sign. Although, I have concerns regarding details of the proposal such as the overall sign height and the proposed LED video electronic message board.

Although the sign code allows ground sign heights up to 10', a sign of such height in this location is unnecessary and could become a visual impediment. Due to the location near the sidewalk (7') and sited along the entrance and gateway to a "to be improved" Kauffman Park, I believe a lower profile pedestrian scaled sign is better suited for this location.

Of greater concern is the proposal for a two sided "video" LED message unit. The description of the sign states that the LED message unit is capable of providing full text, picture, and video. If approved, this would be one of the first signs of its type in Lakewood. Although, without the granting of a variance, I am not sure how the sign could be approved by ABR, since Section 1329.05(o) states that "electronic reader boards cannot flash, blink, scroll or strobe and are permitted to change copy once per hour." The very nature of proposing "video" conflicts with the sign code.

The proposal for a two-sided LED message board facing north and south at this location has rarities that most other commercial zoned parcels in Lakewood do not face. As our commercial corridors are generally aligned east-west, this untypical parcel has proposed a sign location to "grab" attention from Detroit from the south, and also from the north. In doing so, the LED message board would face residential neighborhoods to the north and south, in addition to institutional uses and a park.

While I support the investment in Lakewood SDA's property, I believe the sign proposal should be revised to respect the context of the site and the sign code. Please inform me of any design revisions prior to the May 9th ABR meeting. If no design revisions are proposed I would like to submit a more formal letter to the ABR for the record. Thanks for listening.

Sean McDermott
1490 Arthur Avenue

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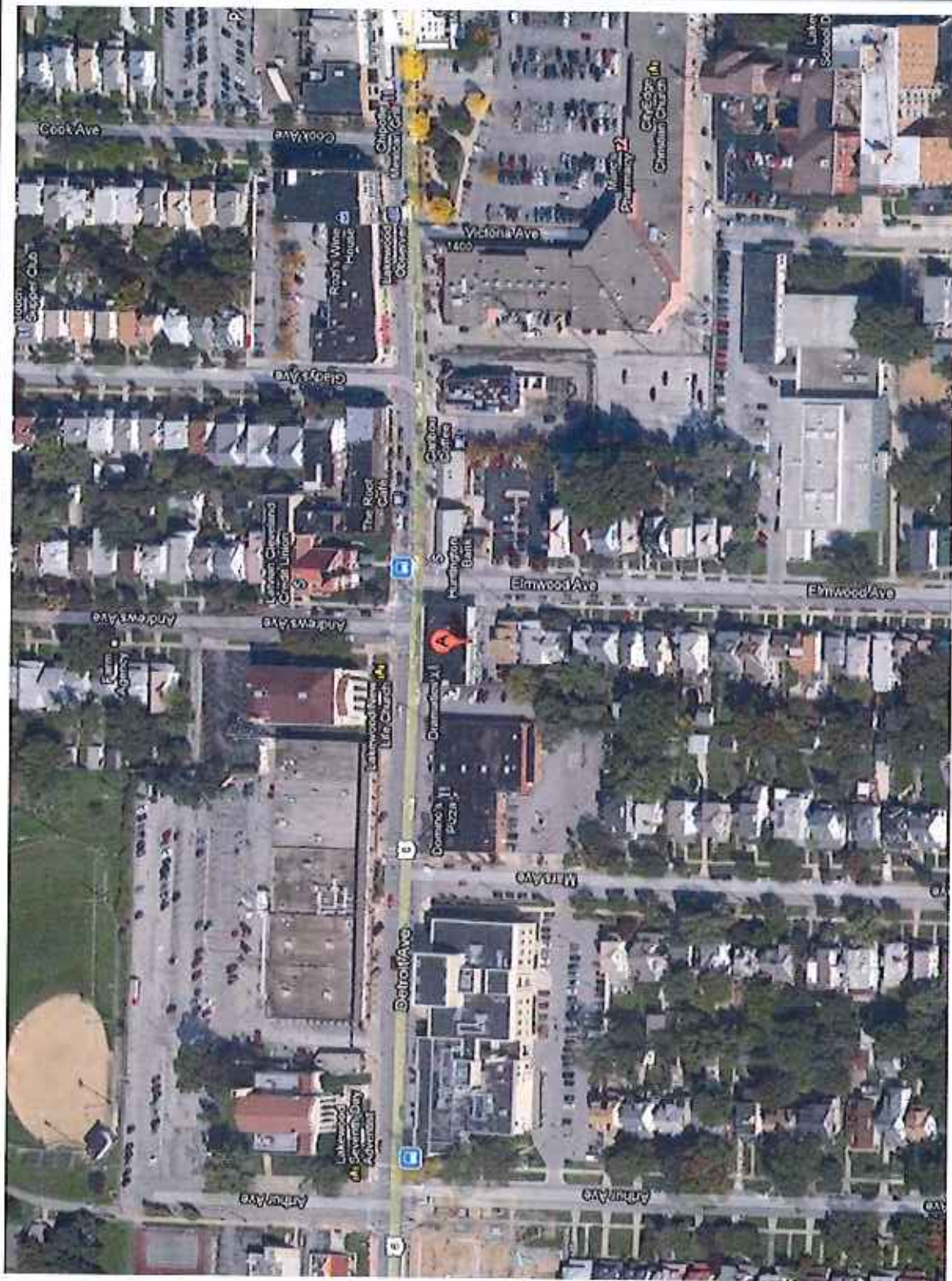
Thank you.

**Board of Building Standards
Architectural
Board of Review
Sign Review Board**

May 2013



15203 Detroit Avenue





Public Safety



15203 Detroit Avenue

30"

wall mount pole brackets



84"

option 1



LAKELAND
CHIO

ALL May 2015

15203 Detroit Avenue



13439 Detroit Avenue

LAKWOOD
OHIO

April 14, 2014



BURMESE

ASIAN

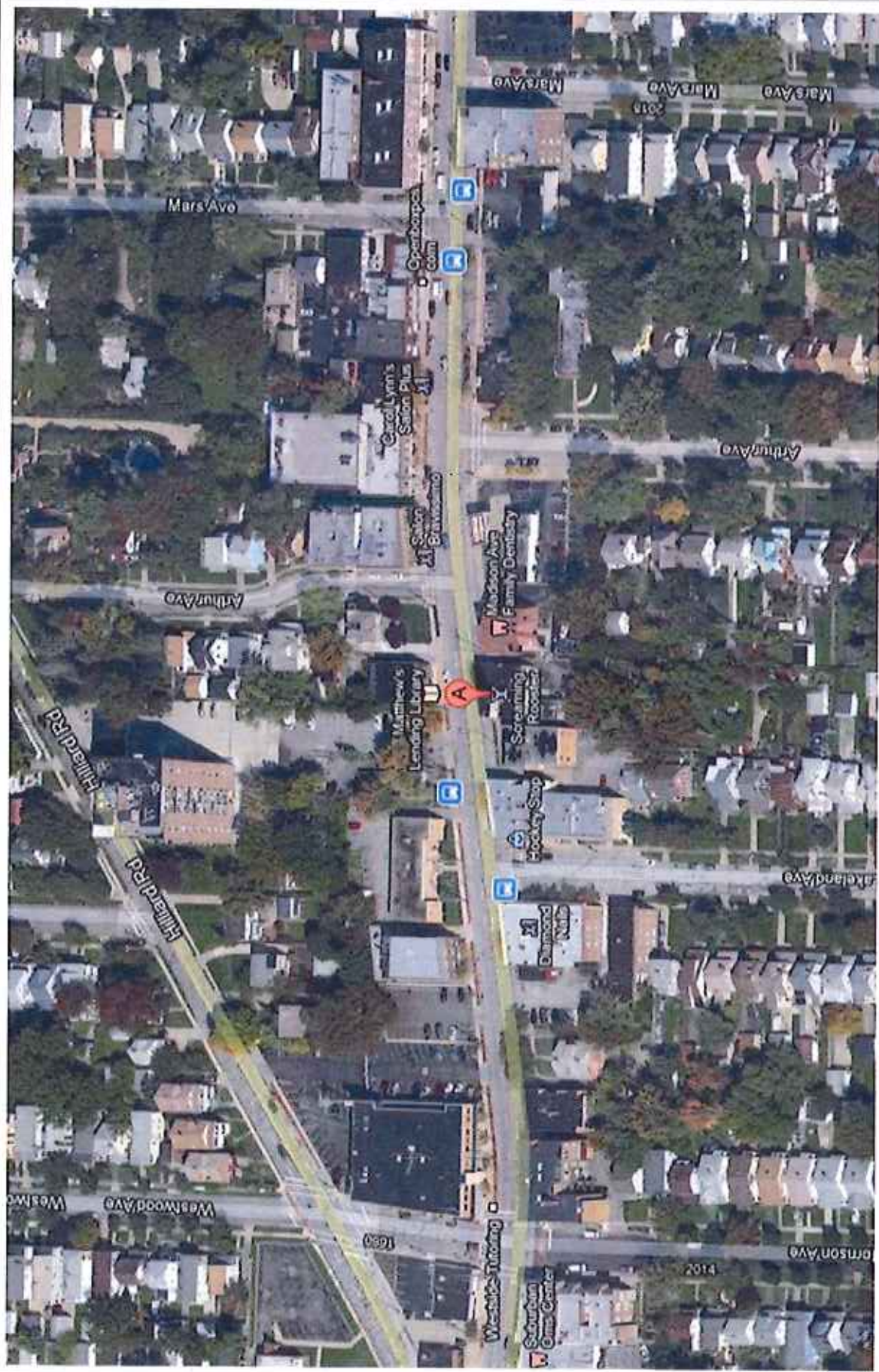
MARKET



APR MAY 2013

LAKWOOD
OHIO

13439 Detroit Avenue



6168-4915-0000



15527 Madison Avenue



May 2012

LAKESWOOD
CHIO

15527 Madison Avenue



AGE MAY 2018

LAKELAND
OHIO

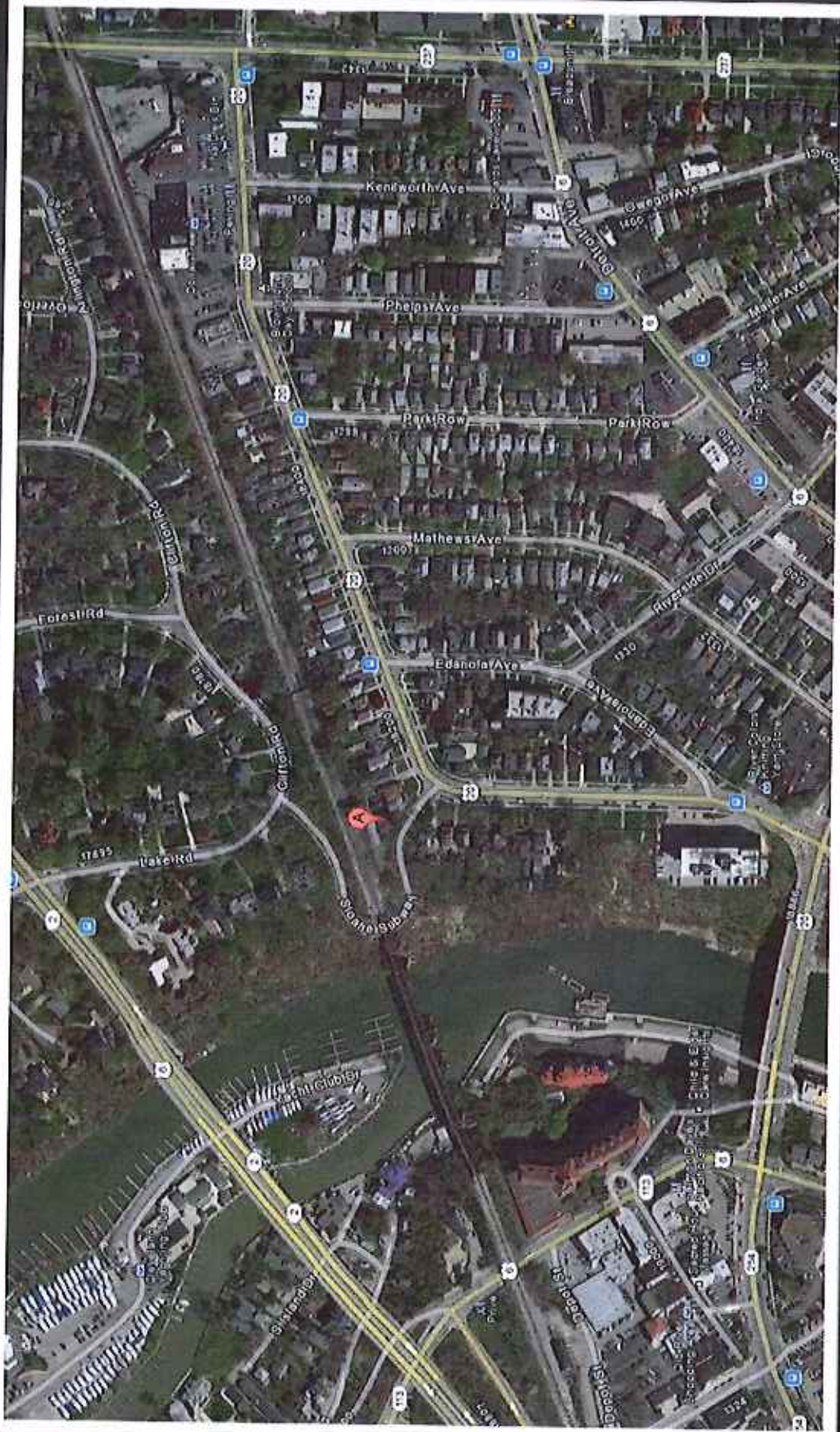
15527 Madison Avenue



LAKELWOOD
CHIO

15527 Madison Avenue

15527 Madison Avenue



18828 Sloane Avenue

LAKWOOD
OHIO

18828 Sloane Ave



APR. MAY 2013

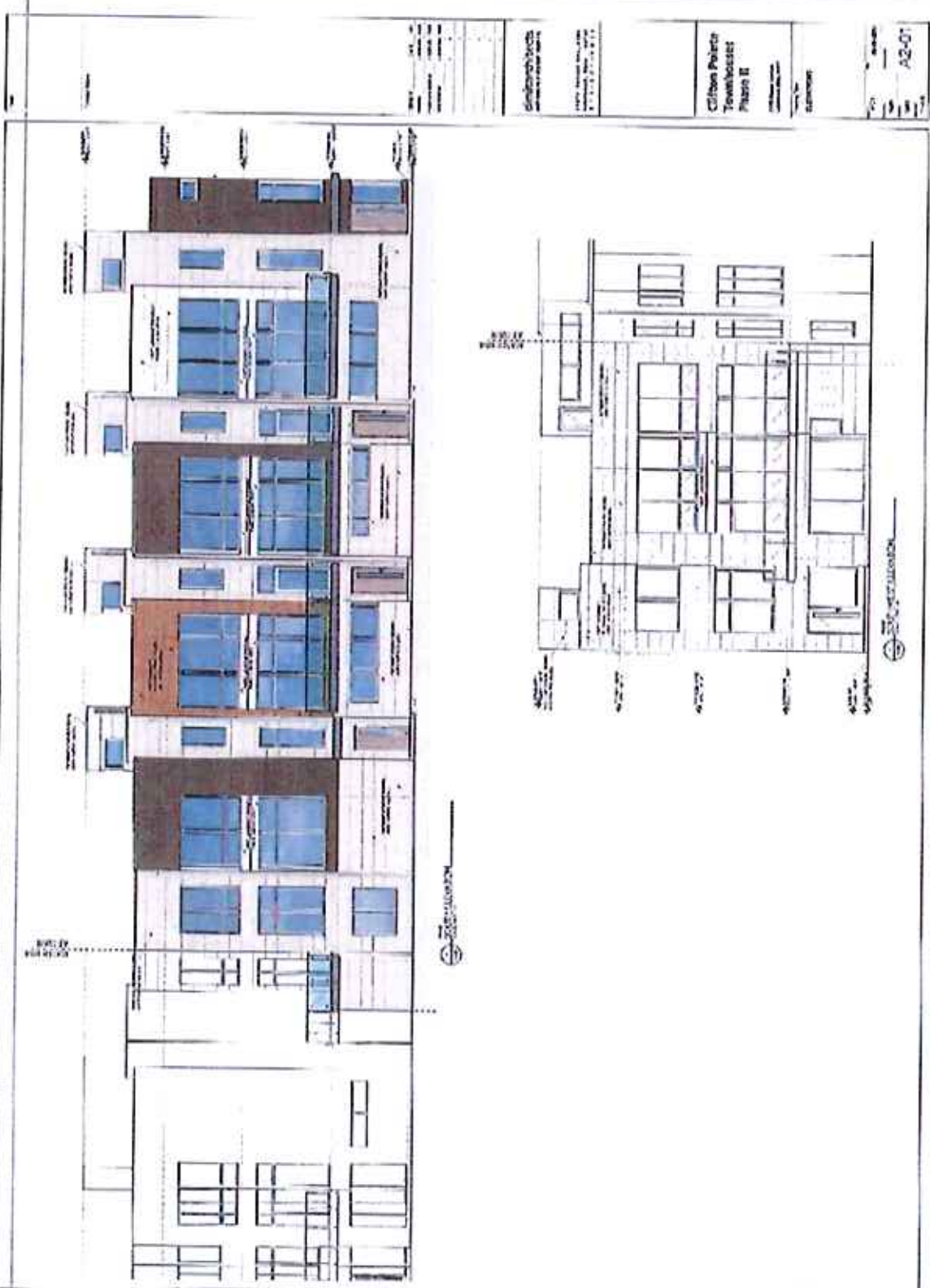
Lakewood
CHIO

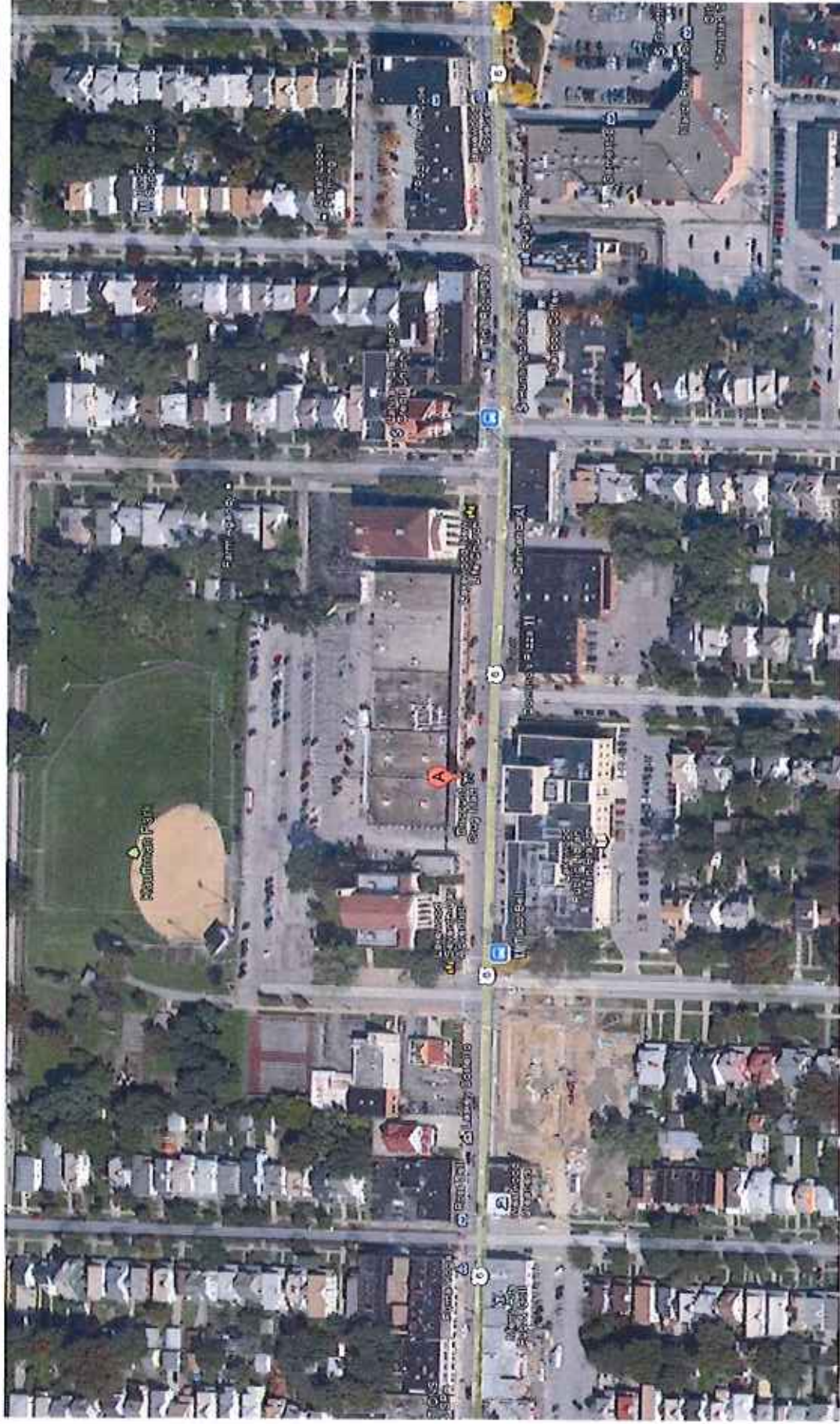
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18828 Sloane Avenue



18828 Sloane Avenue





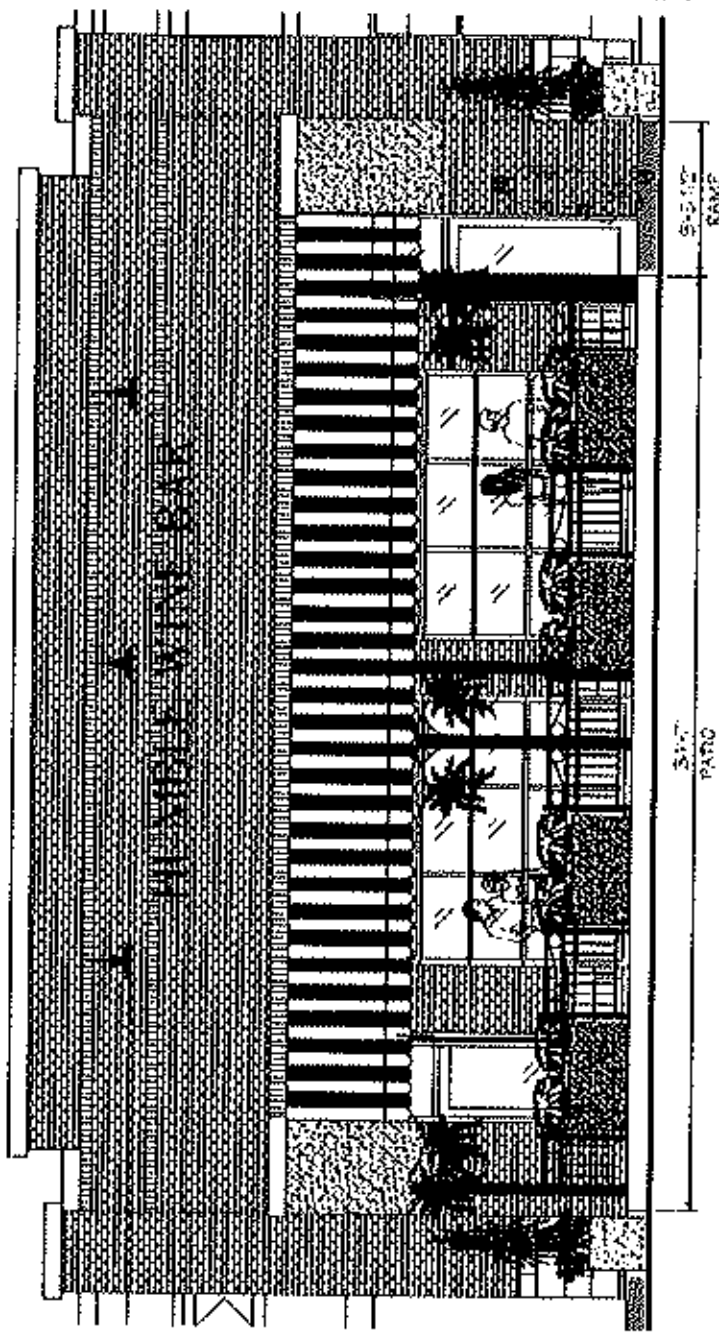
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15314 -15412 Detroit Avenue



1008 May 2023

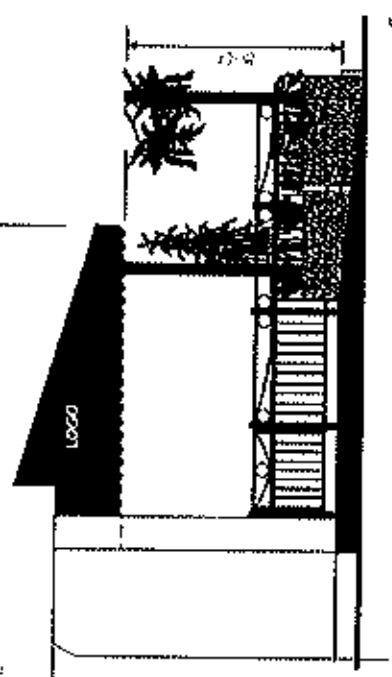
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PATIO

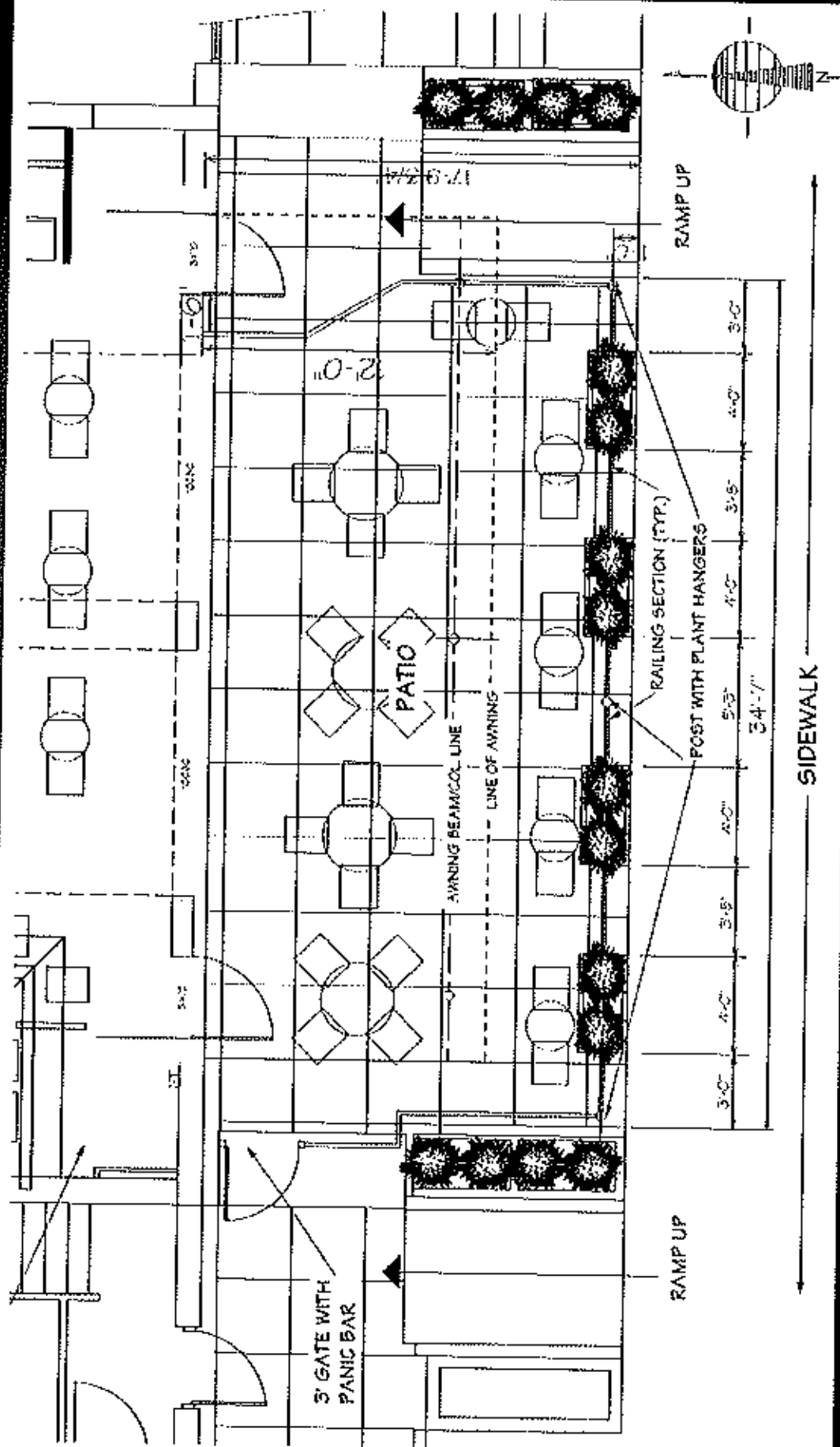
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RAMP

12'-0"



LAKELAND
CHICAGO

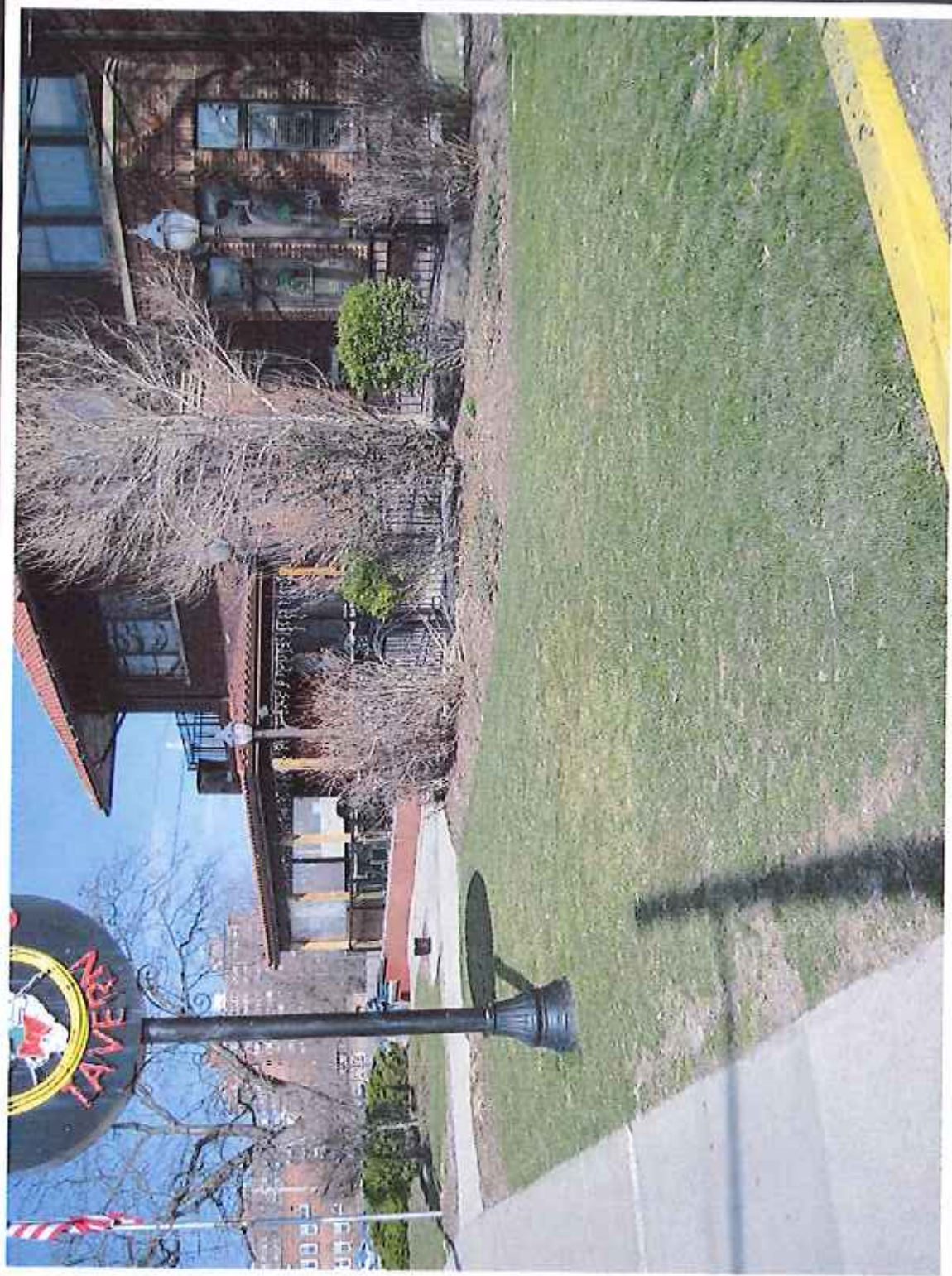
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15314-15412 Detroit Avenue



14018 Detroit Avenue



LAKELAND
CHICAGO

APR 04, 2012

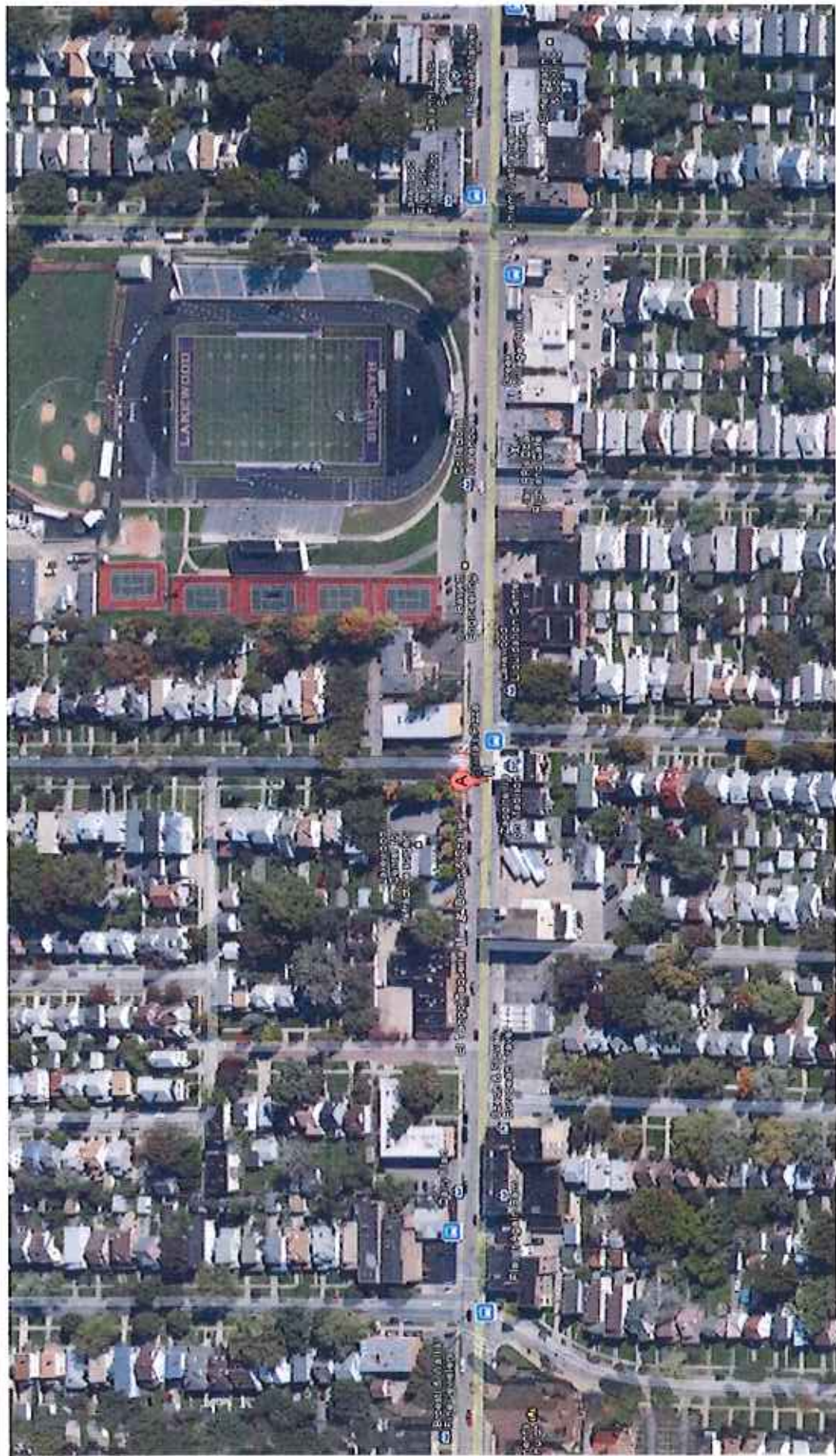
14018 Detroit Avenue



LAKELAND
CHICAGO

APR 1997

14018 Detroit Avenue



ALFA 3000/3000i

14203 Madison Avenue

14203 Madison Avenue



IMAGEN THAT

CLOTHING • PHONES
ACCESSORIES



LAKELAND
OHIO

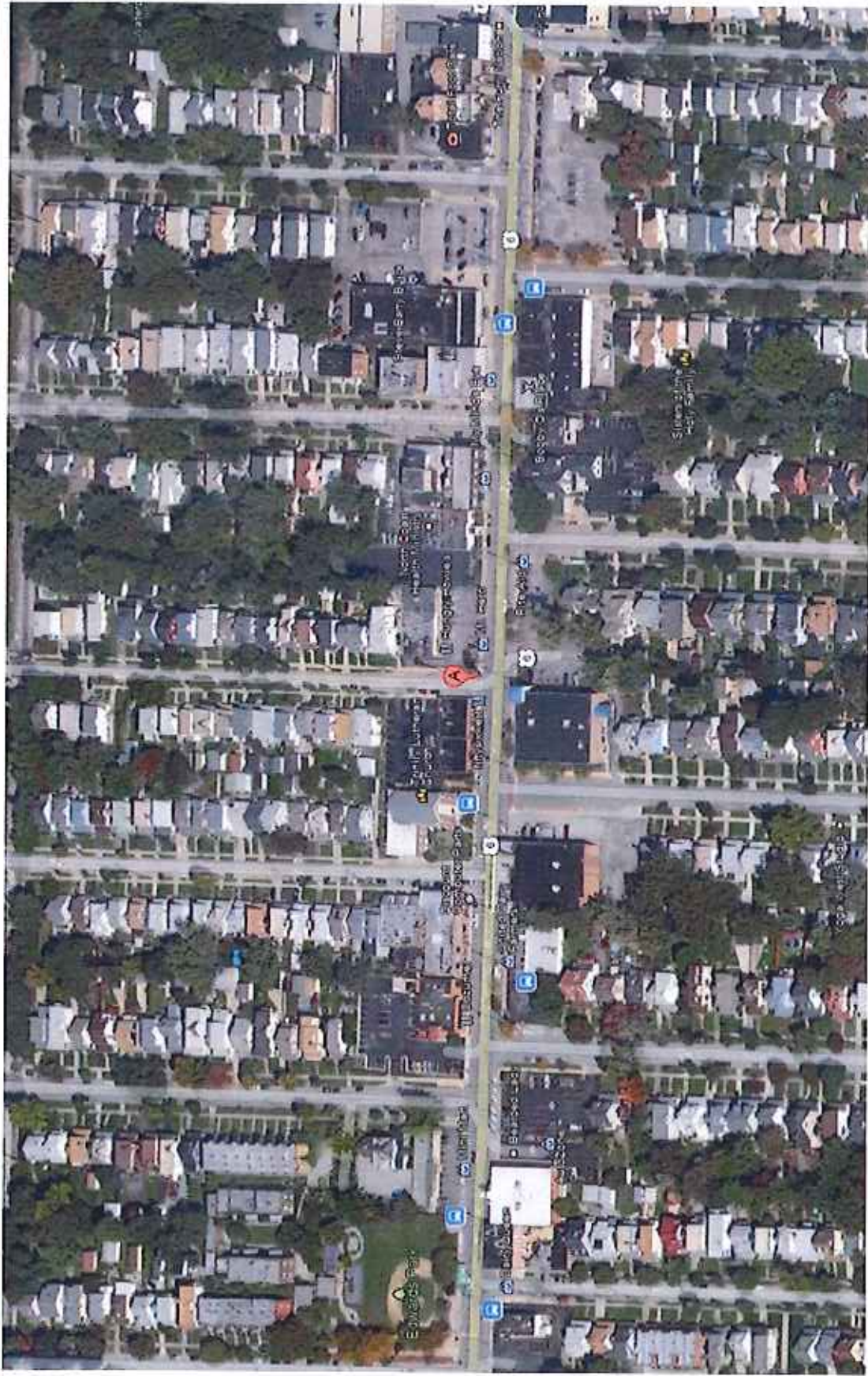
APR May 2014

14203 Madison Avenue



June 14, 2020

16300 Detroit Avenue

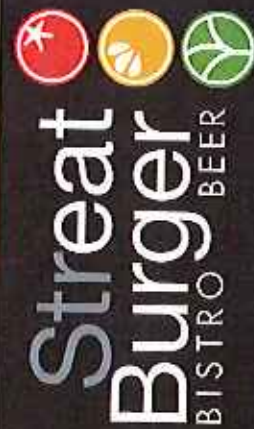
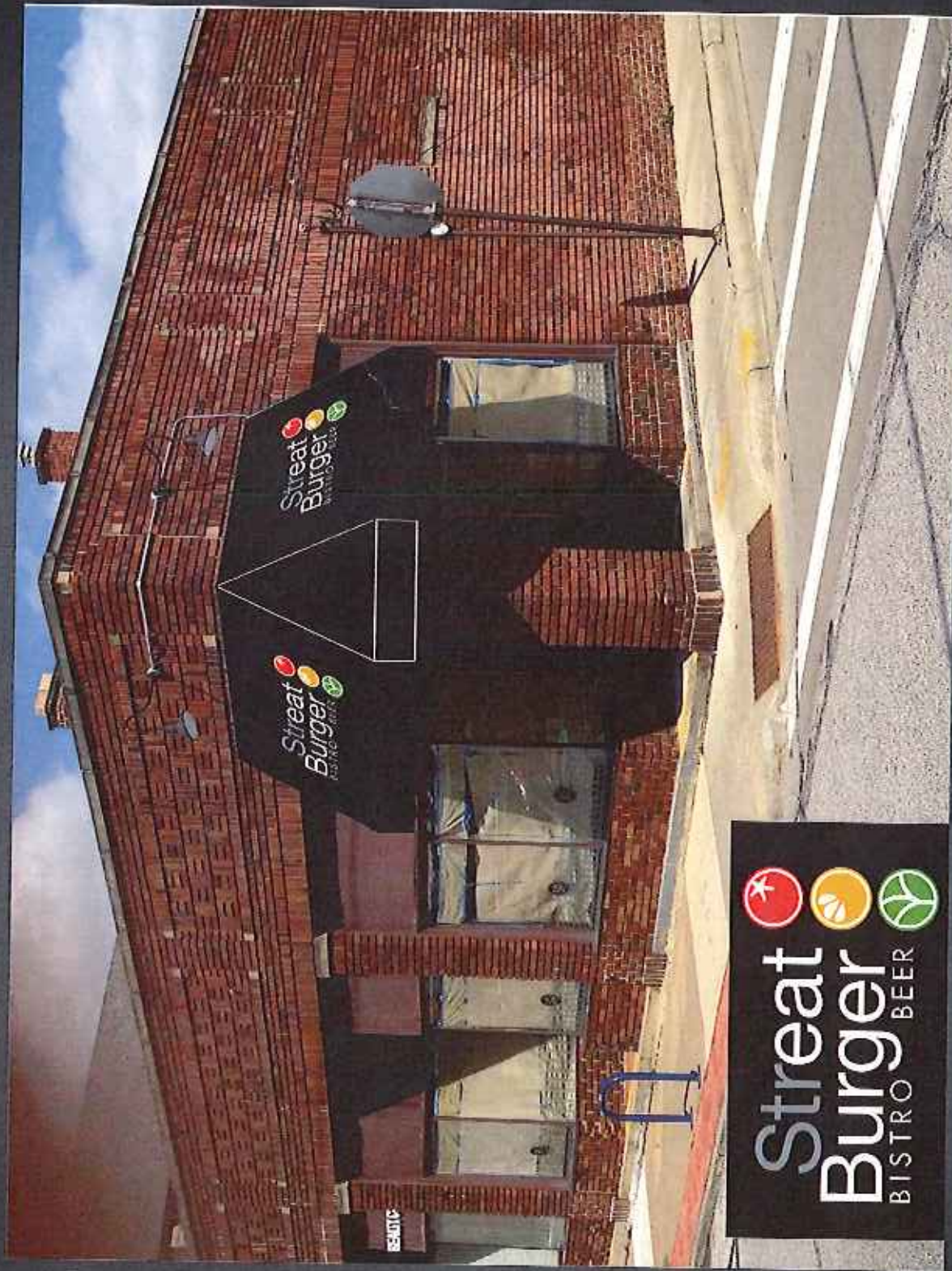




LAKELAND
CHIO

5/28/14 by 2012

16300 Detroit Avenue



PHOTOGRAPH BY JEFFREY J. JONES

LAKWOOD
OHIO

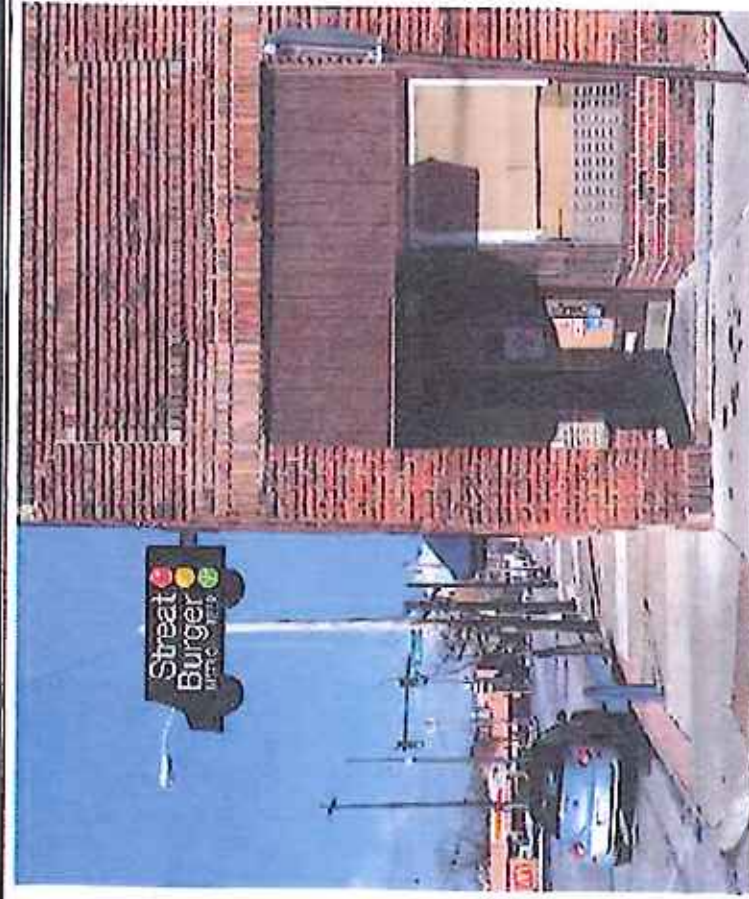
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LAKELAND
OHIO

2015 May 15

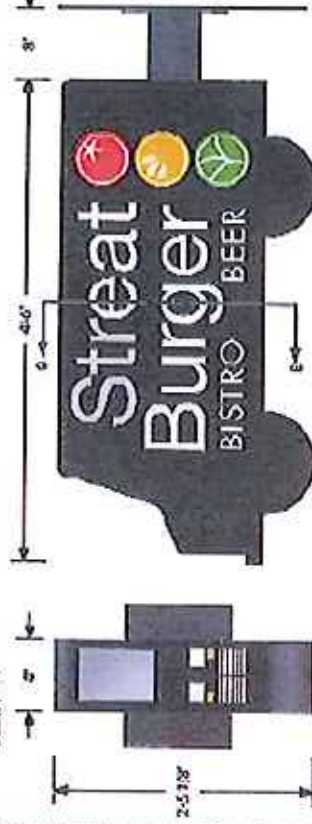
16300 Detroit Avenue



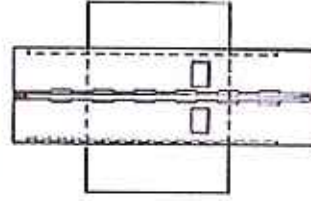
Street Burger Projecting Sign
 Scale: 3/32" = 1"
 Height from ground 17'-0"

Color: 0500 translucent series
 063 020 485 076 010

Street Burger Projecting Sign Dimensions
 Scale: 1" = 1'



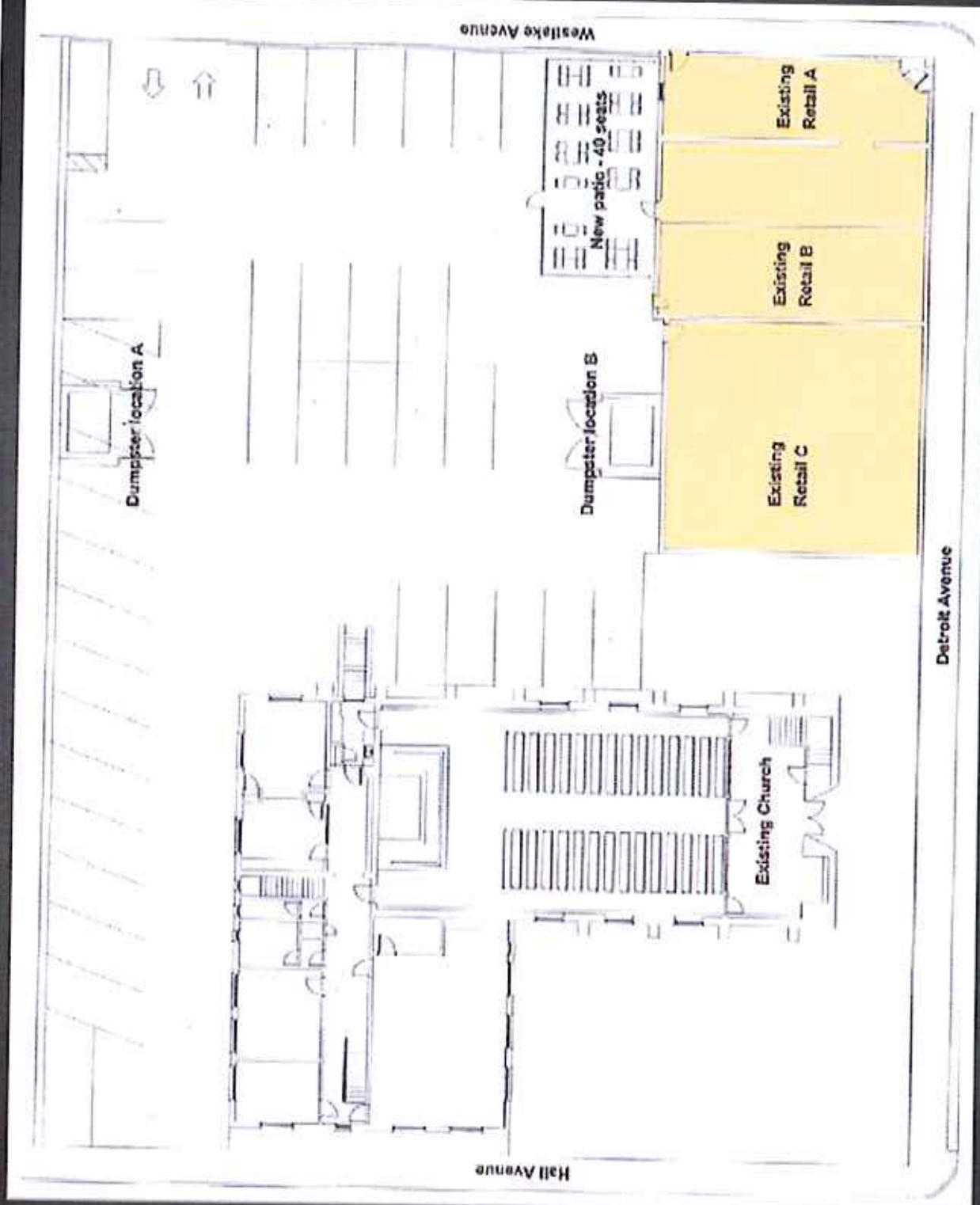
D-Three Section





APR 14, 2013

16300 Detroit Avenue



May 2015

16300 Detroit Avenue

[illegible]

14410-14412 Detroit Avenue



30 JUN 2018



14410-14412 Detroit Avenue



USE May 2013

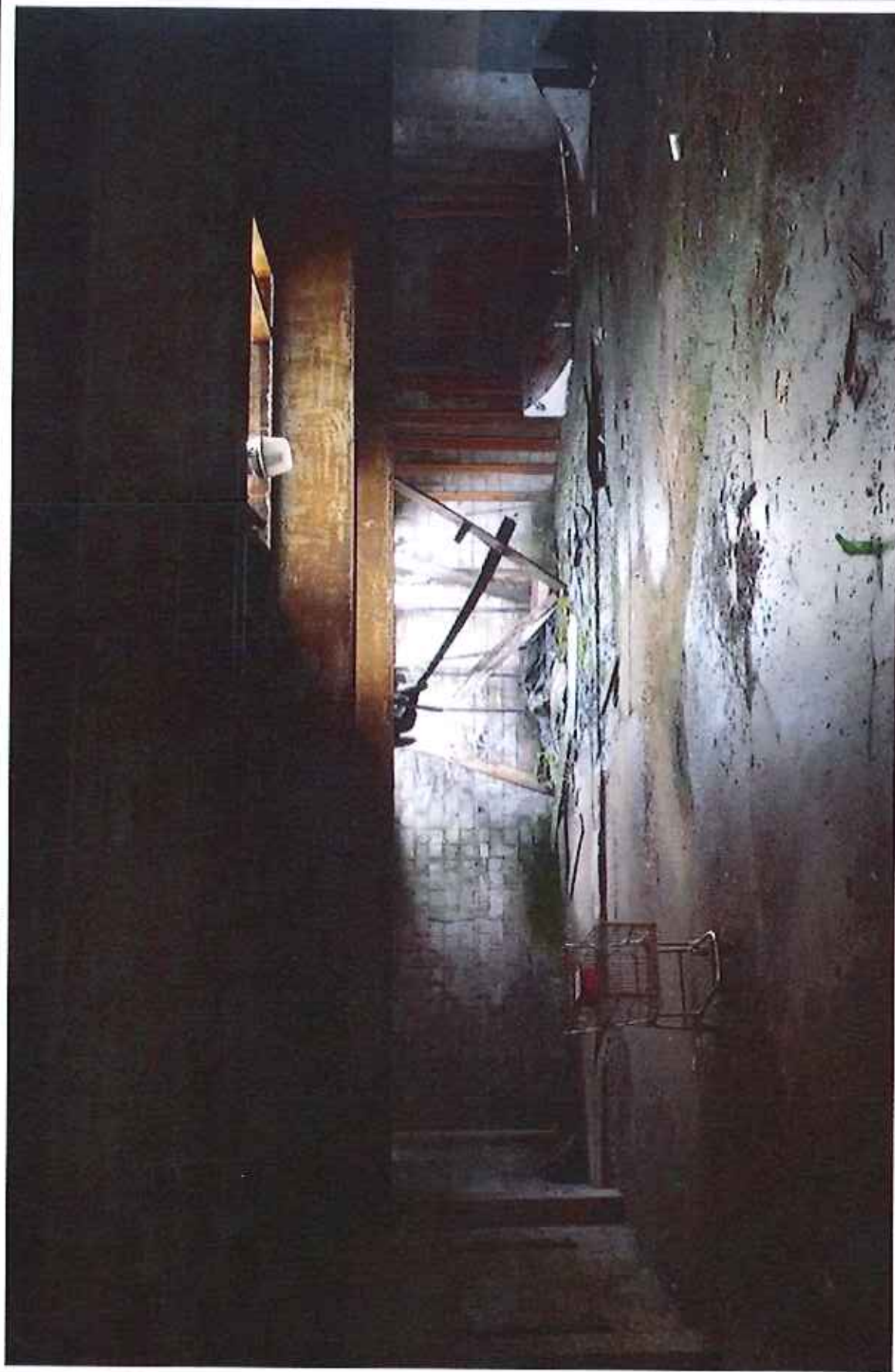
14410-14412 Detroit Avenue



ASR May 2017

14410-14412 Detroit Avenue

14410-14412 Detroit Avenue



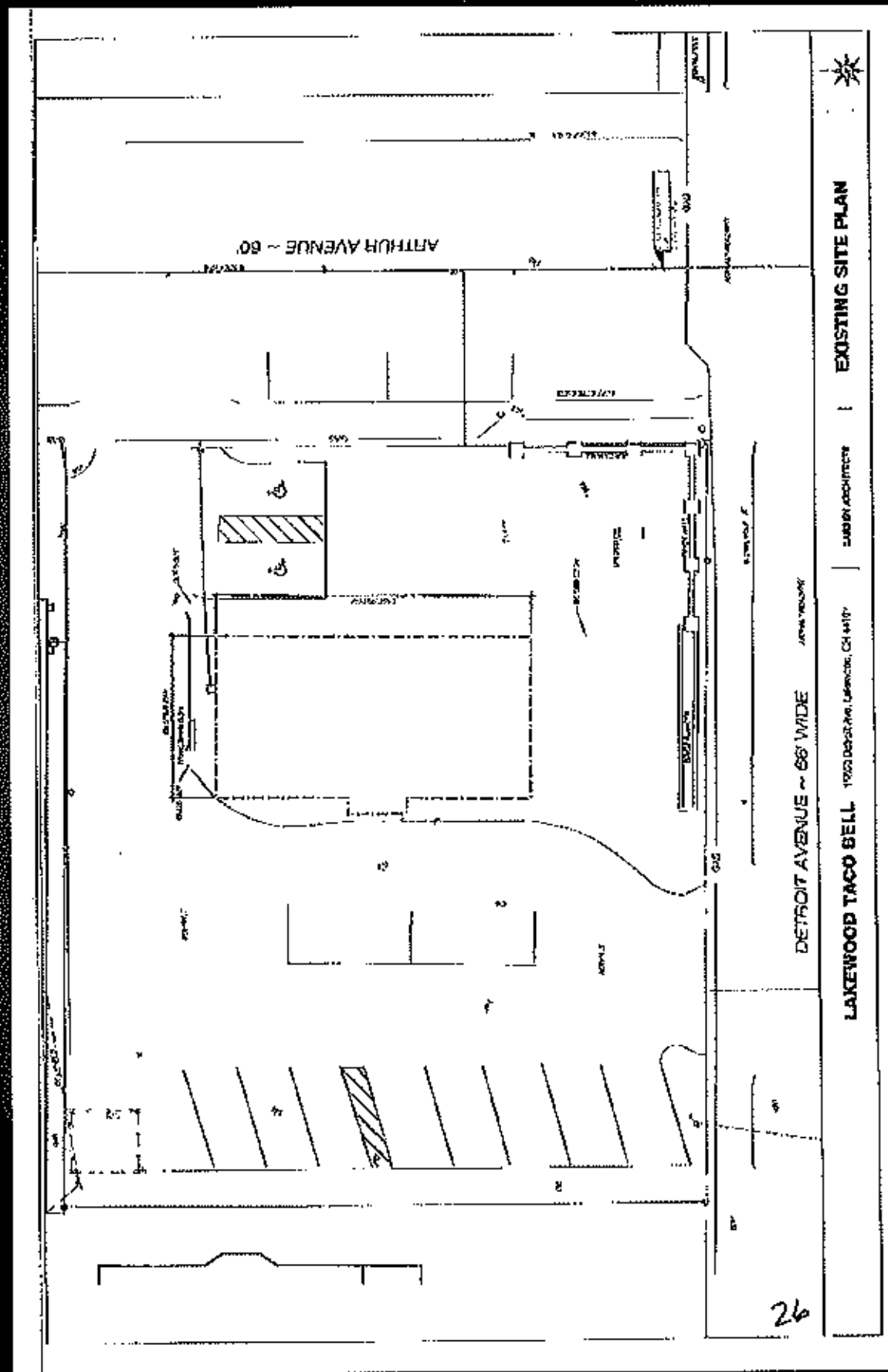


LAKEWOOD
OHIO

AutoBuyOHIO.com

15500 Detroit Avenue





EXISTING SITE PLAN

LUGER ARCHITECTS

15500 DETROIT AVE, LANSING, MI 48205

LAKENWOOD TACO BELL

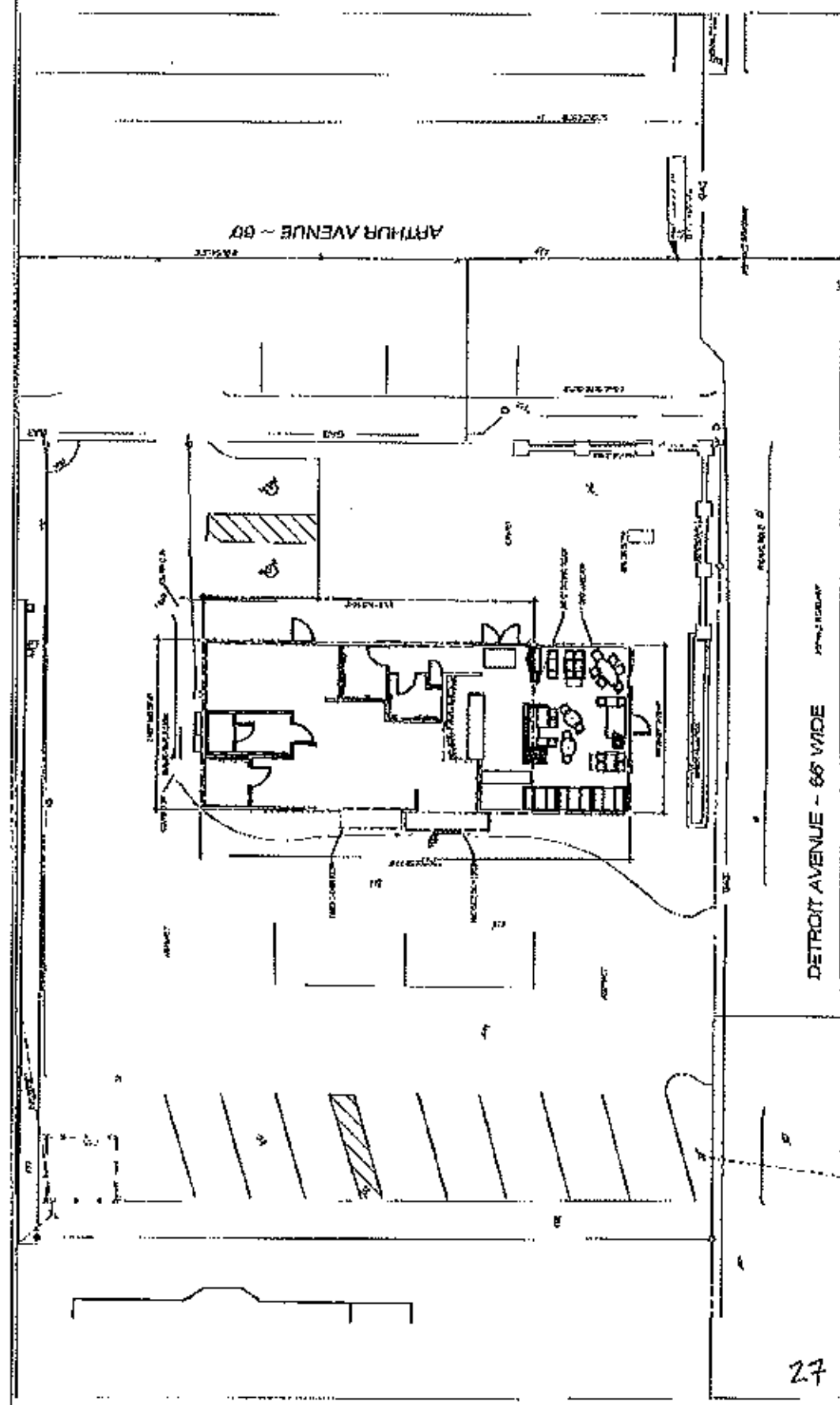
DETROIT AVENUE ~ 66' WIDE

AREA VOLUME



15500 DETROIT AVE

15500 Detroit Avenue



PROPOSED SITE PLAN

LAUREN ARCHITECTS

LAUREN ARCHITECTS
15500 DETROIT AVE. #1000 DETROIT, MI 48240

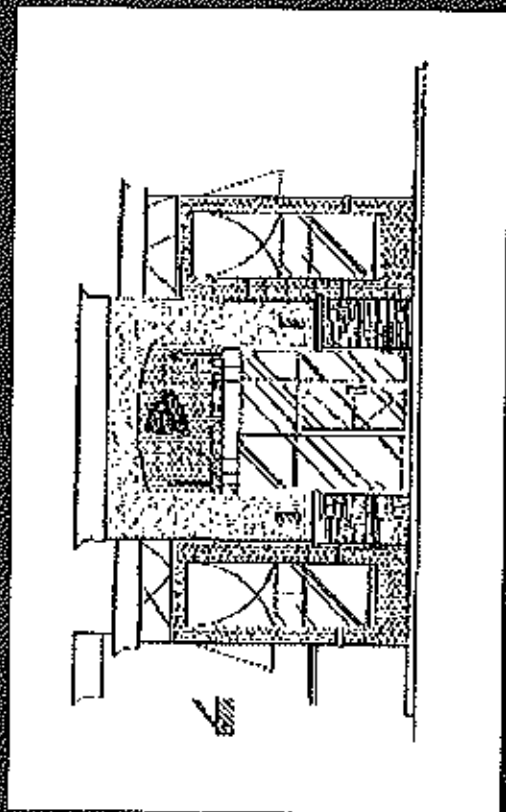
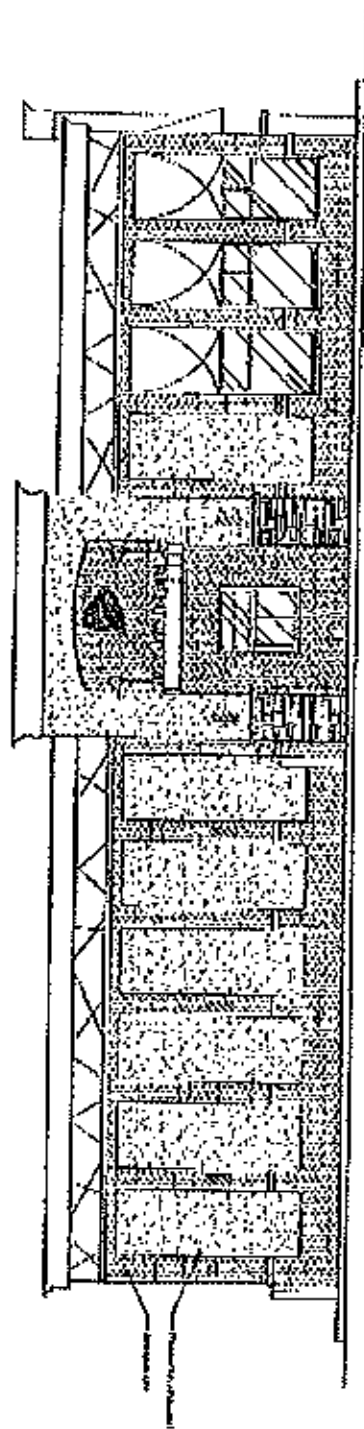
LAKESIDE TACO BELL

DETROIT AVENUE - 66' WIDE

27

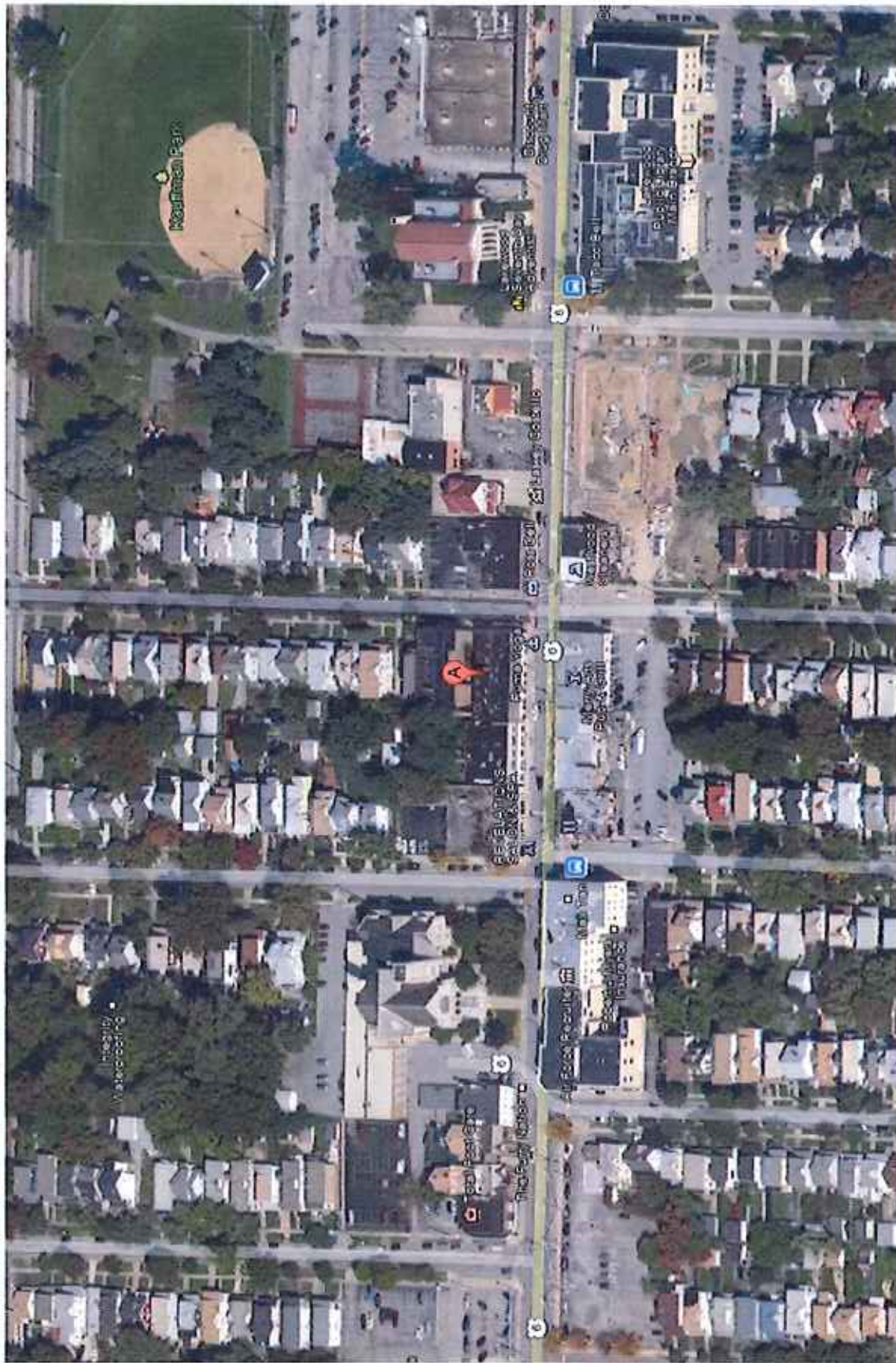


15500 Detroit Avenue



LAKELAND
CHICAGO

15500 Detroit Avenue



15602 Detroit Avenue



2011 Lakewood Ohio

15602 Detroit Avenue

22 1/2"



12 1/2"

OHIO
& MANUFACTURING

Fabricating

IMPORTANT NOTES:

This rendering is for illustration purposes only. All graphic sizes, and colors may differ. All grammar are correct. Once approved, all changes as such. Proofs are EXCLUSIVE property. Any unauthorized use is prohibited and will be prosecuted.

Selected by bldg owner 4/19/13

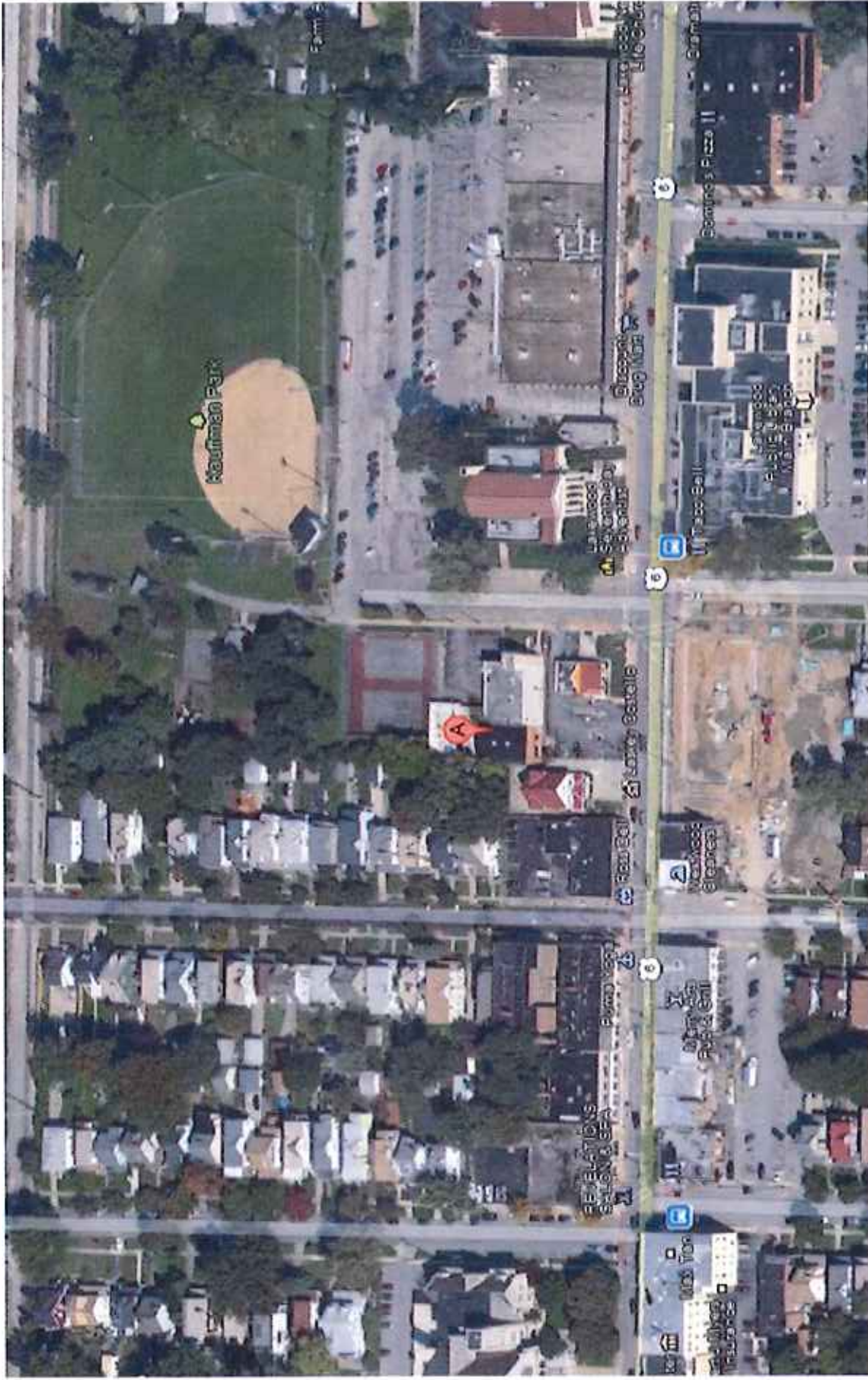


57"

130290 Puma Yoga
Toast paint on forest green
All lettering 7" tall
Bottom 3" of valance to



15602 Detroit Avenue



Area Map only



1382 Arthur Road



LAKELAND
CHIO

SEP 04/2014

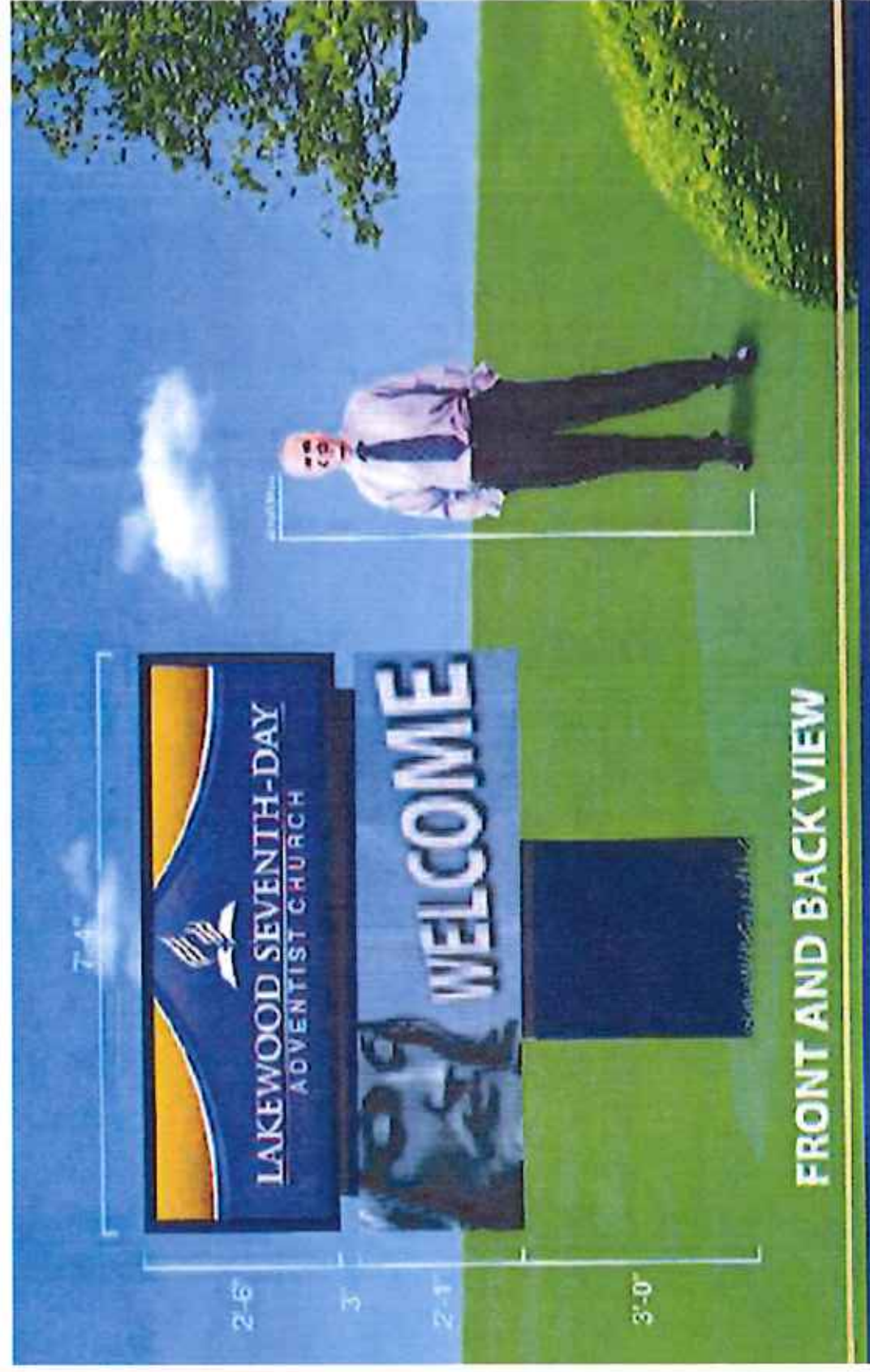
1382 Arthur Road



LAKEWOOD
OHIO

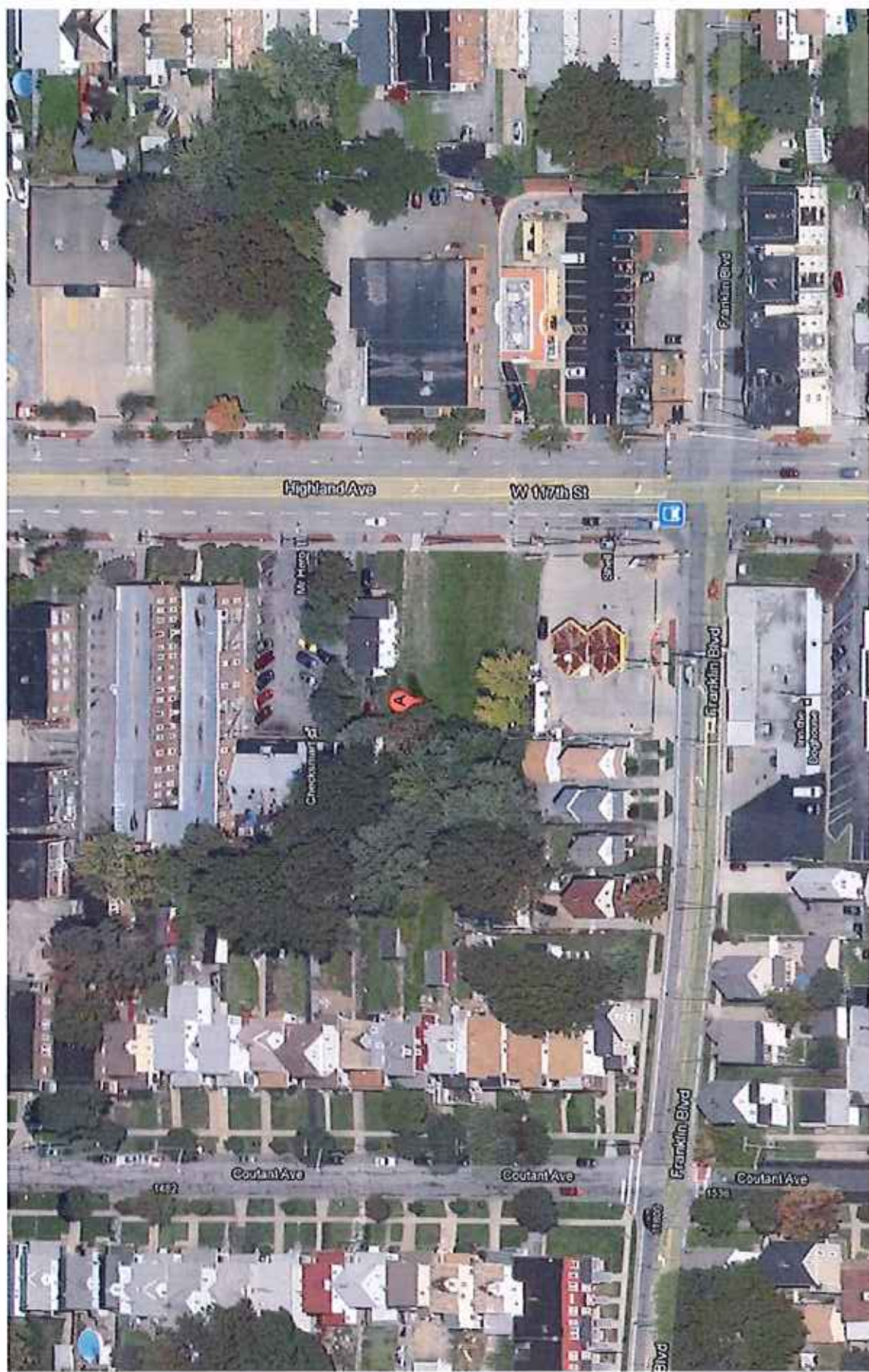
1985 May 2015

1382 Arthur Road



AGE May 2015

1382 Arthur Road



1500 May 2015

LAKESWOOD
OHIO

1520 West 117th Street

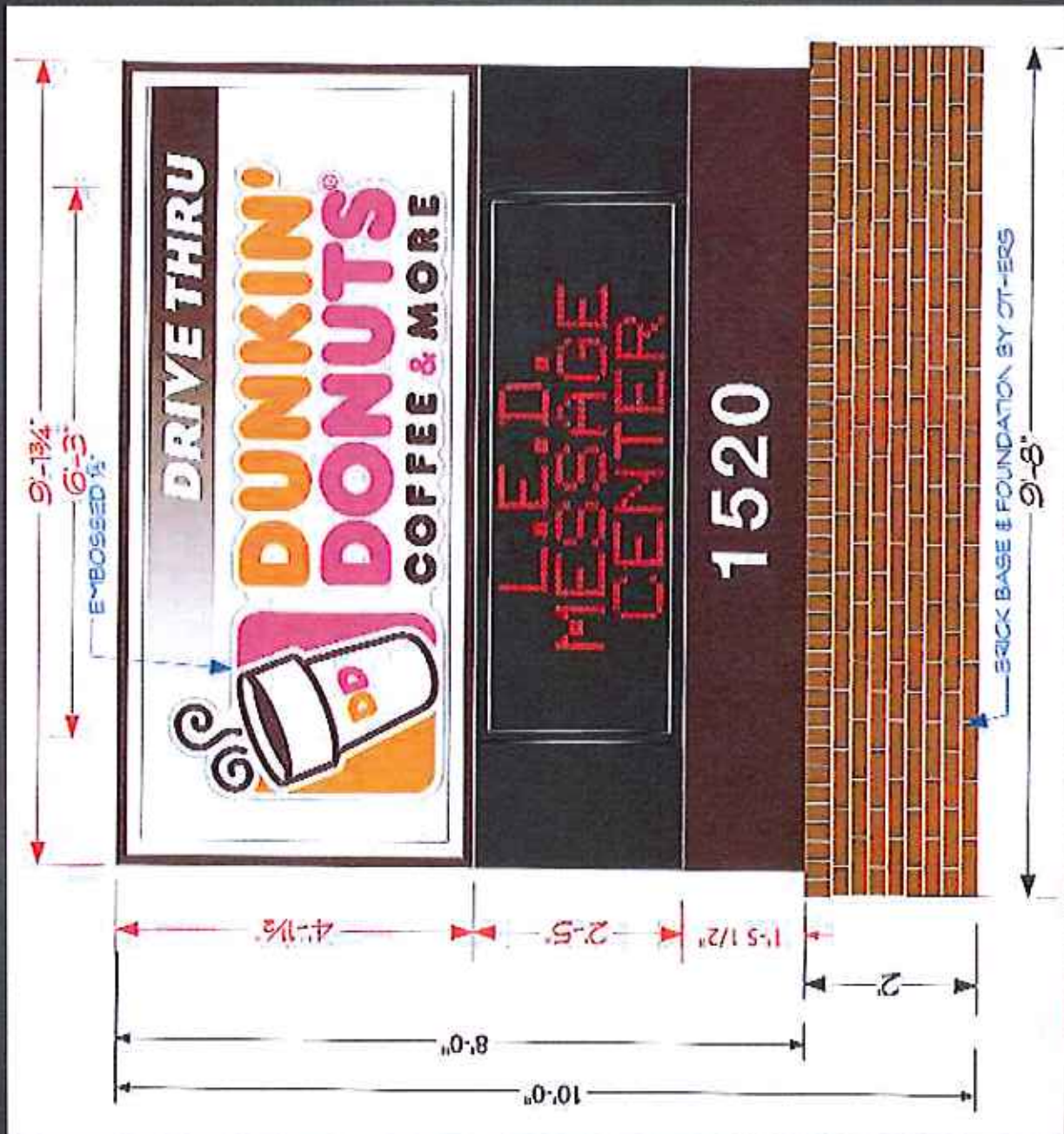


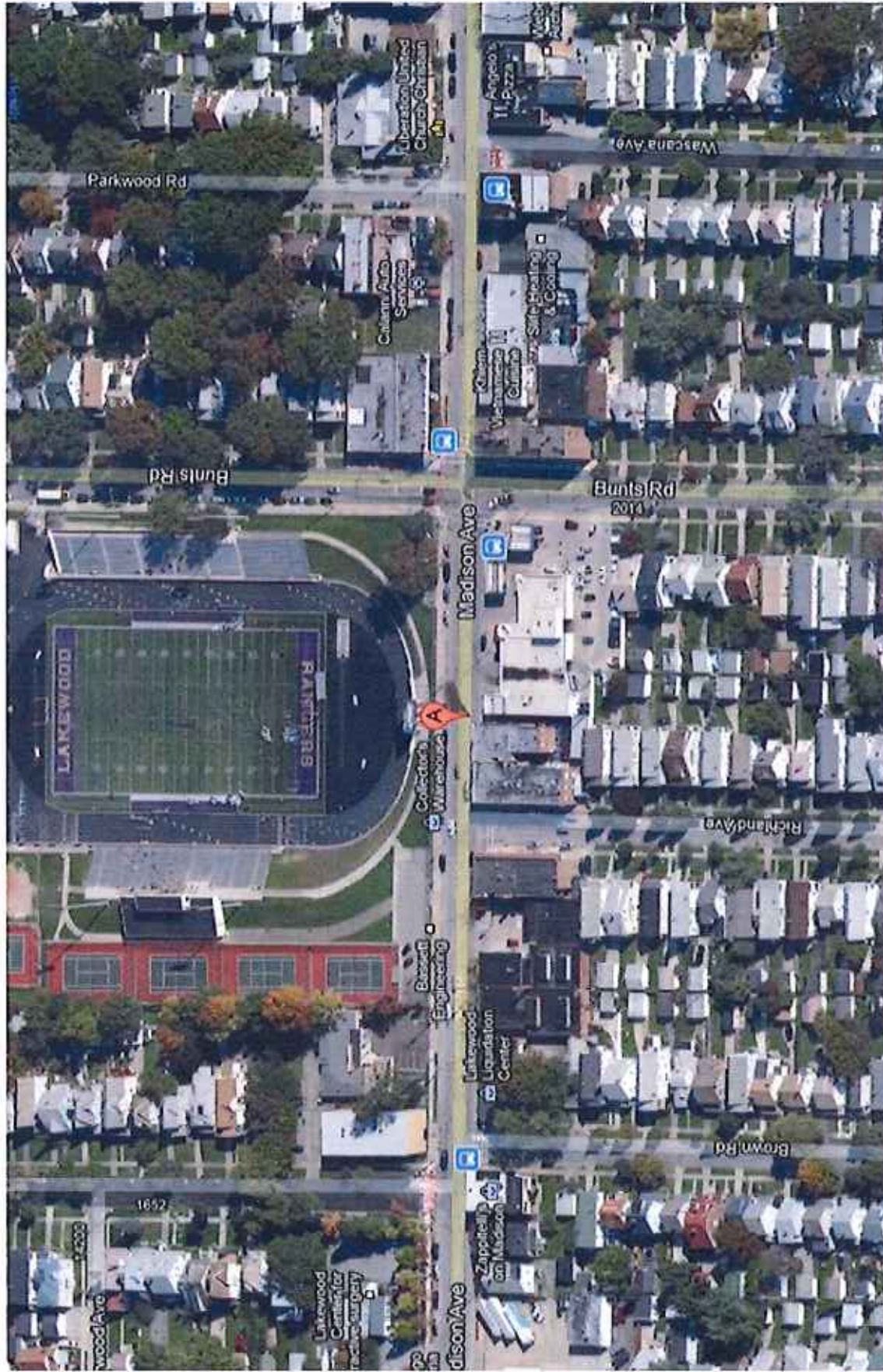
LAKELAND
CHIO

APR 2018

1520 West 117th Street







ABS May 2018

14021 Madison Avenue



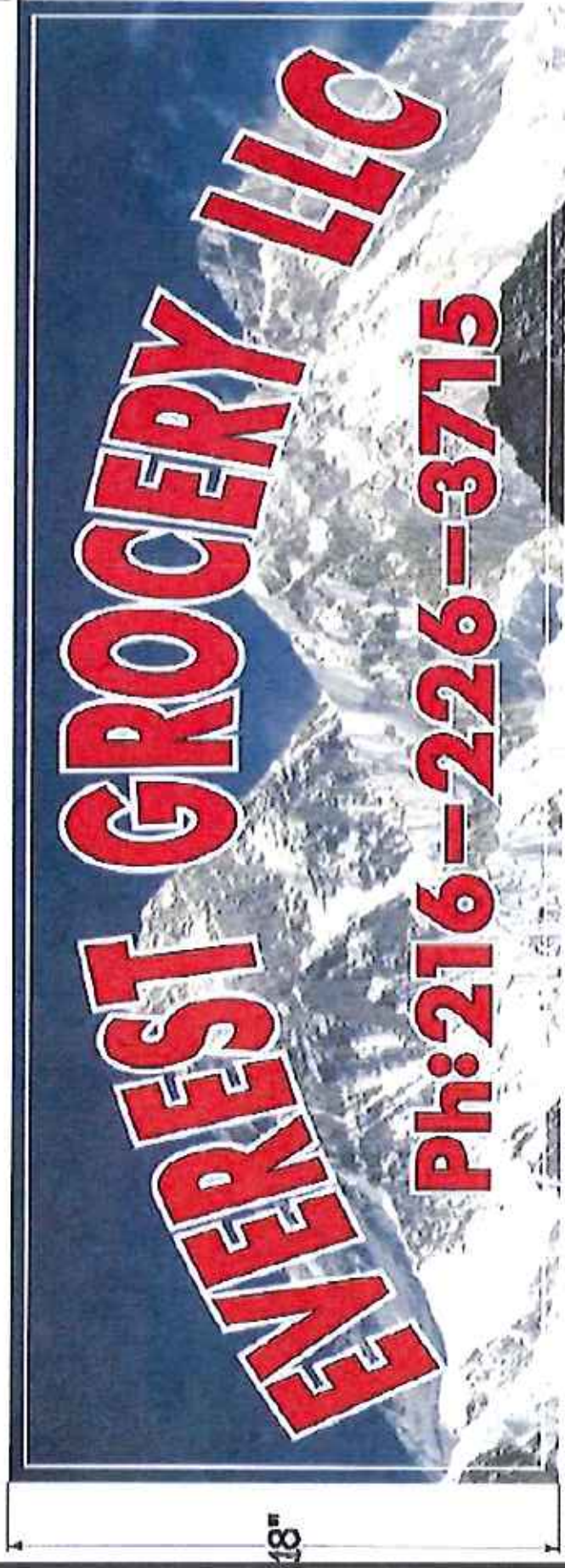
LAKELAND
OHIO

APR 2013

14021 Madison Avenue

Material used: Polymetal

48"

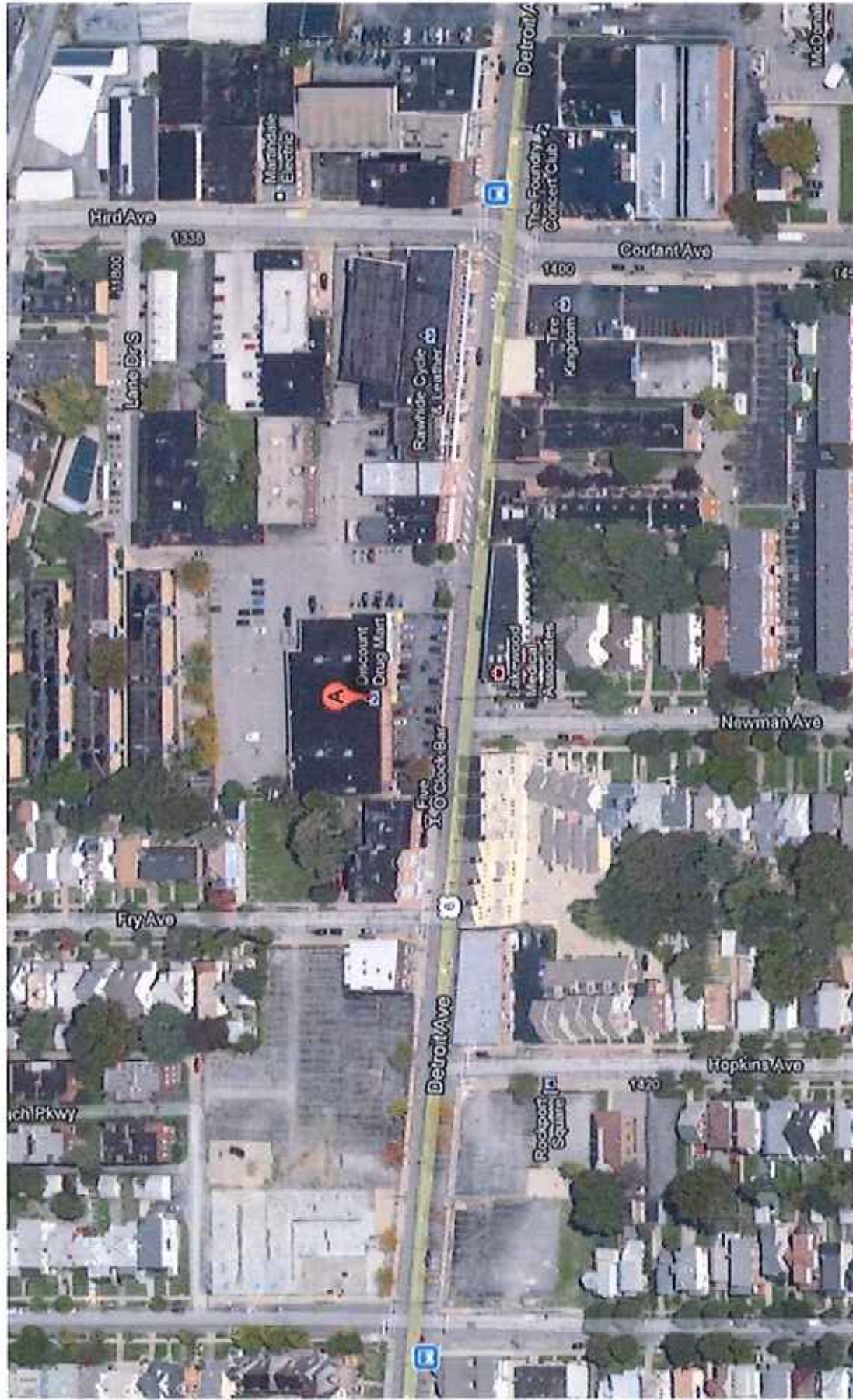


18"



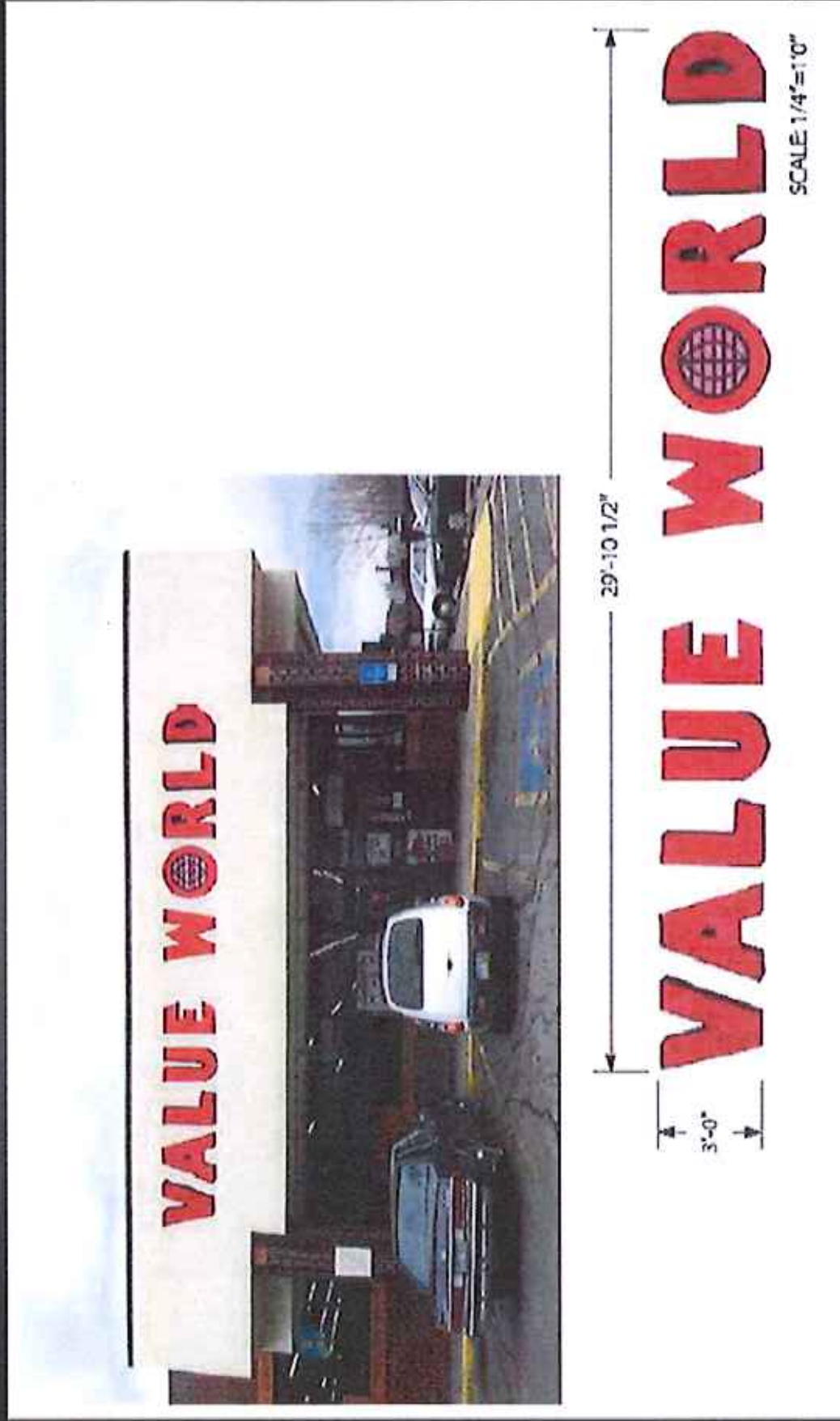
AKB MAY 2015

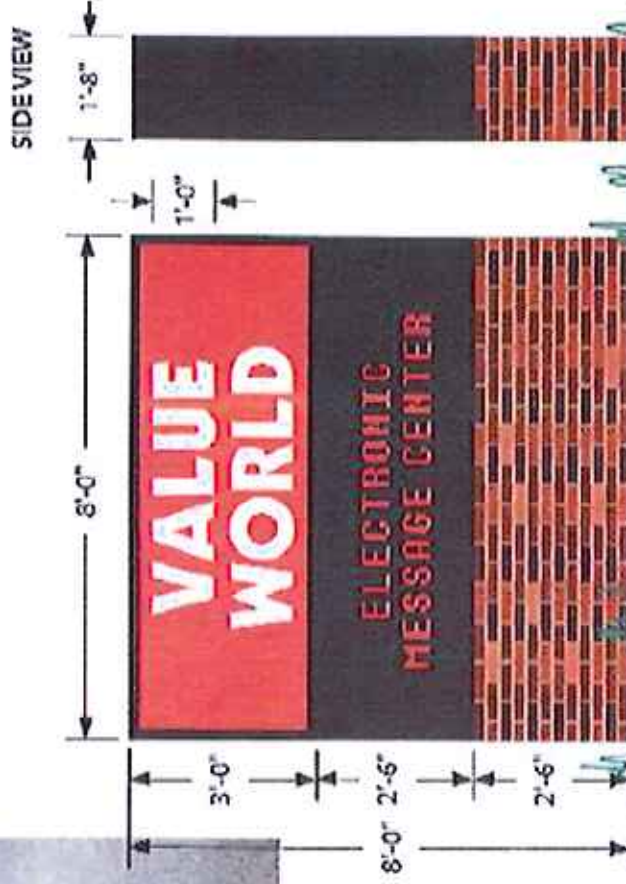
14021 Madison Avenue

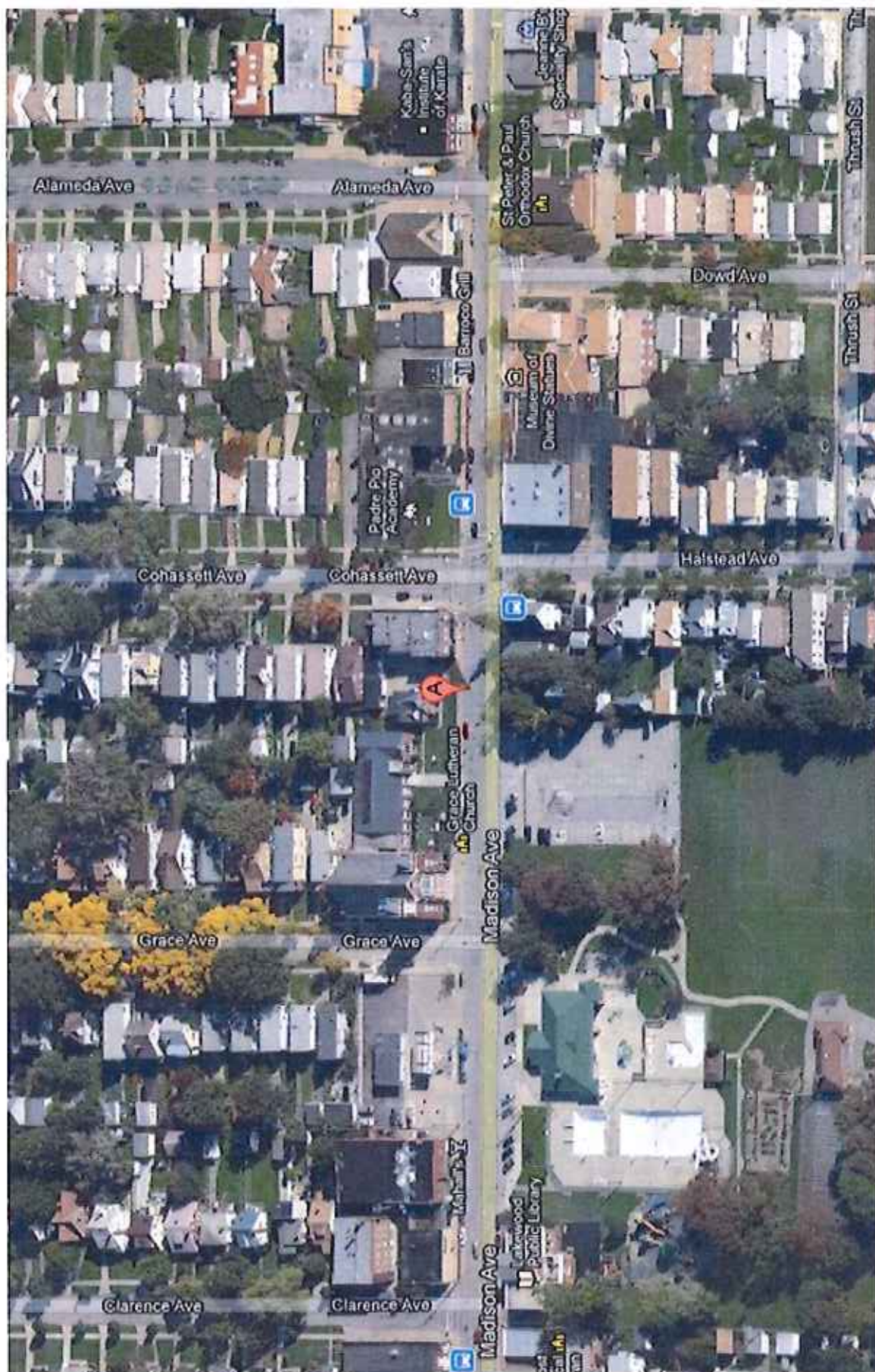


11900 Detroit Avenue









Aug 24th 2011



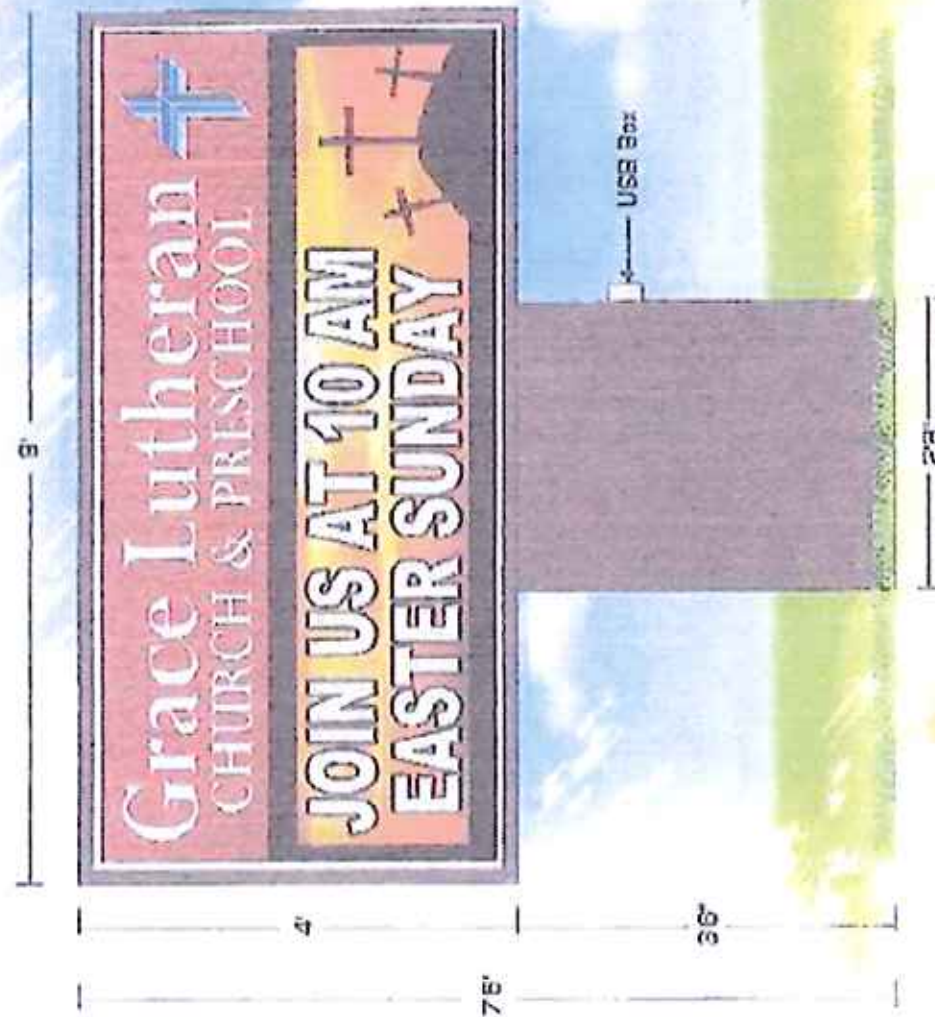
13030 Madison Avenue



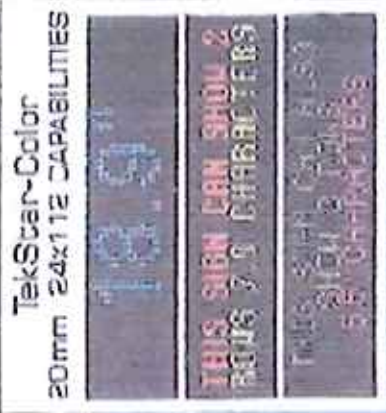
LAKELAND
CHICAGO

Aug 10th 2013

13030 Madison Avenue



Cleworth



Approved as shown.

Approved with listed changes

date

1

date

2

date

3

**Board of Building Standards
Architectural
Board of Review
Sign Review Board**

May 2013

